

ALL PETS

ROGERS, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DORIES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCEING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

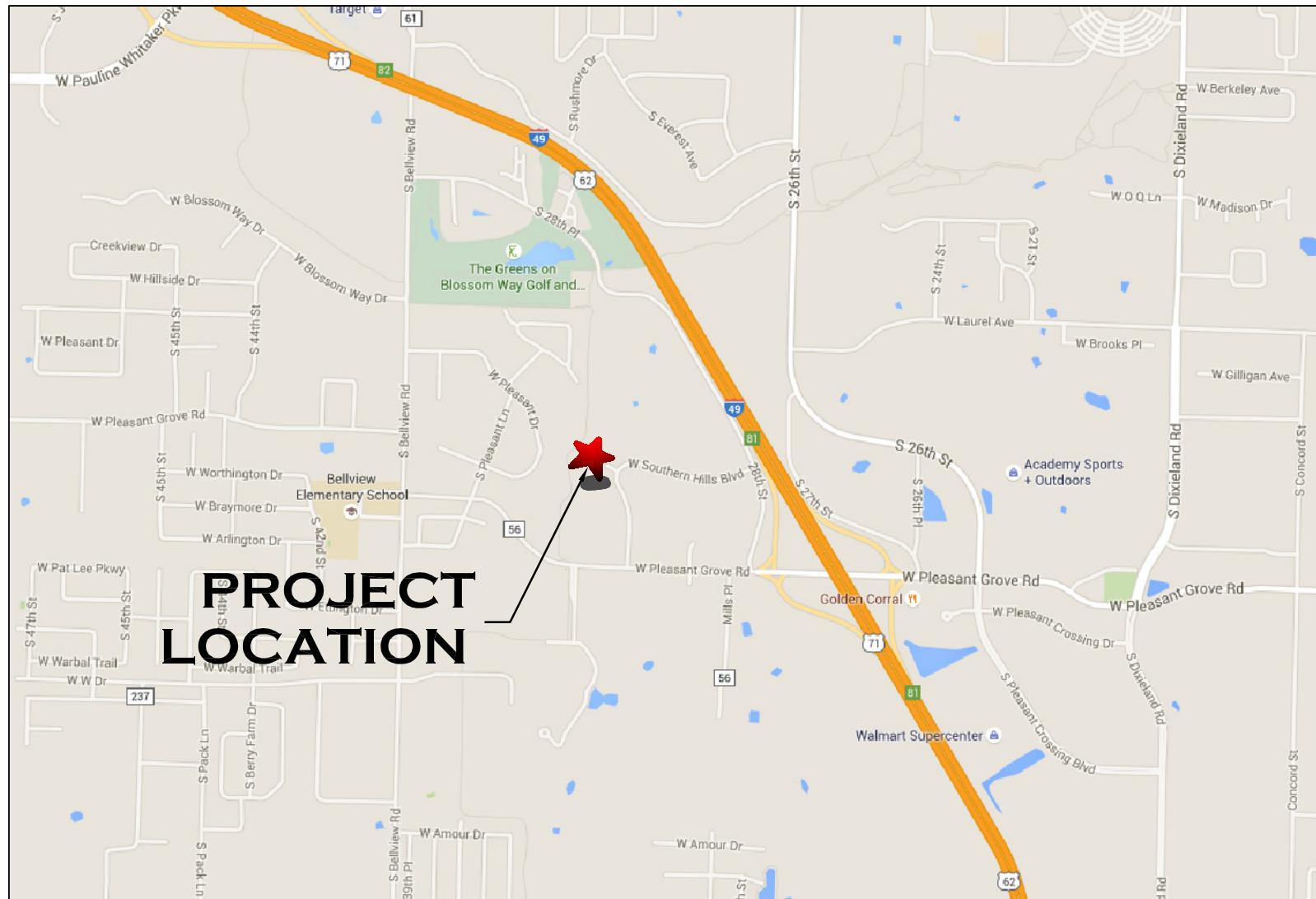
SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



VICINITY MAP
N.T.S.



CONTACT INFORMATION

CITY: CITY OF ROGERS
DERREL SMITH
PHONE: (479) 621-1186

FIRE: ROGERS FIRE DEPARTMENT.
201 N 1ST ST
ROGERS, AR 72956
PHONE: (479) 621-1179

GAS: SOURCE GAS
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE: (800) 563-0012

CABLE: COX COMMUNICATIONS
115 N. DIXIELAND STE. 3
ROGERS, AR 72756
PHONE: (479) 273-5644

SEWER/
WATER: ROGERS WATER UTILITIES
601 S 2ND ST
P.O. BOX 338
ROGERS, AR 72756
479-621-1142

SOLID
WASTE: INLAND SERVICES
3511 N. ARKANSAS ST
ROGERS, AR 72756
(479) 878-1384

ELECTRIC: CARROLL ELECTRIC
707 SE WALTON BLVD
P.O. BOX 329
BENTONVILLE, AR 72712-0329
PHONE: (479) 273-2421
FAX: (479) 273-1231

TELEPHONE: SOUTHWESTERN BELL
1-800-464-7928

BASIS OF ELEVATION:
GPS MONUMENT #3 ELEV: 1288.17
SOUTHERN HILLS BUSINESS PARK

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES
NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

BUILDING SETBACKS (C-2)
FRONT 65'
SIDE (INTERIOR) 15'
SIDE (EXTERIOR) 45'
REAR 15'

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0270K. DATED JUNE 5, 2012)

PARCEL NUMBER: 02-15908-000

PROJECT SITE ADDRESS: LOT 20, SOUTHERN HILLS BUSINESS PARK ADDITION
5301 SOUTHERN HILLS CT
ROGERS, AR 72758

ZONING CLASSIFICATION: C-2

PROPOSED USE: PROFESSIONAL OFFICE

TOTAL SITE AREA: 1.46 ACRES +/-

OWNER/DEVELOPER: WOLFCAMP, LLC
209 N. WALTON BLVD.
BENTONVILLE, AR 72712

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

PARKING TABLE:

OFF-STREET PARKING STANDARDS:

BUSINESS AND PROFESSIONAL OFFICE: 1 SPACE PER 300 FEET OF NET FLOOR AREA

SQUARE FOOTAGE OF PROPOSED BUILDING: 6,000
TOTAL SPACES REQUIRED: 20
TOTAL SPACES PROVIDED: 48

TOTAL A.D.A. SPACES REQUIRED: 2
TOTAL A.D.A. SPACES PROVIDED: 2

LOADING SPACE STANDARDS:

C-2: FLOOR AREA OF 5,000-25,000 SQUARE FEET REQUIRES 1 LOADING SPACE

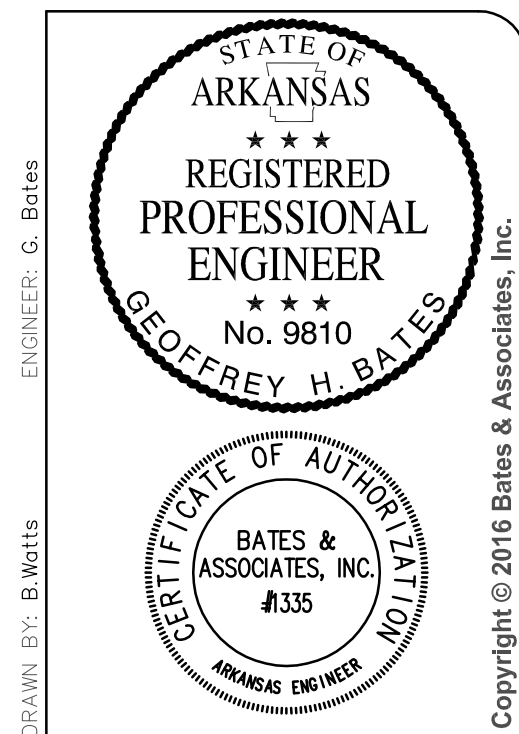
SQUARE FOOTAGE OF PROPOSED BUILDING: 6,000
TOTAL SPACES REQUIRED: 1
TOTAL SPACES PROVIDED: (WAIVER REQUESTED) 0

LEGAL DESCRIPTION:

LOT 20, SOUTHERN HILLS BUSINESS PARK ADDITION, A SUBDIVISION TO THE CITY OF ROGERS, ARKANSAS, AS SHOWN ON PLAT RECORD IN PLAT BOOK 2003 AT PAGE 242, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF SOUTHERN HILL BUSINESS PARK SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.



DATE	REVISIONS
07-15-16	
1st SUBMITAL	

ALL PETS
CIVIL CONSTRUCTION PLANS
COVER SHEET

ROGERS, ARKANSAS

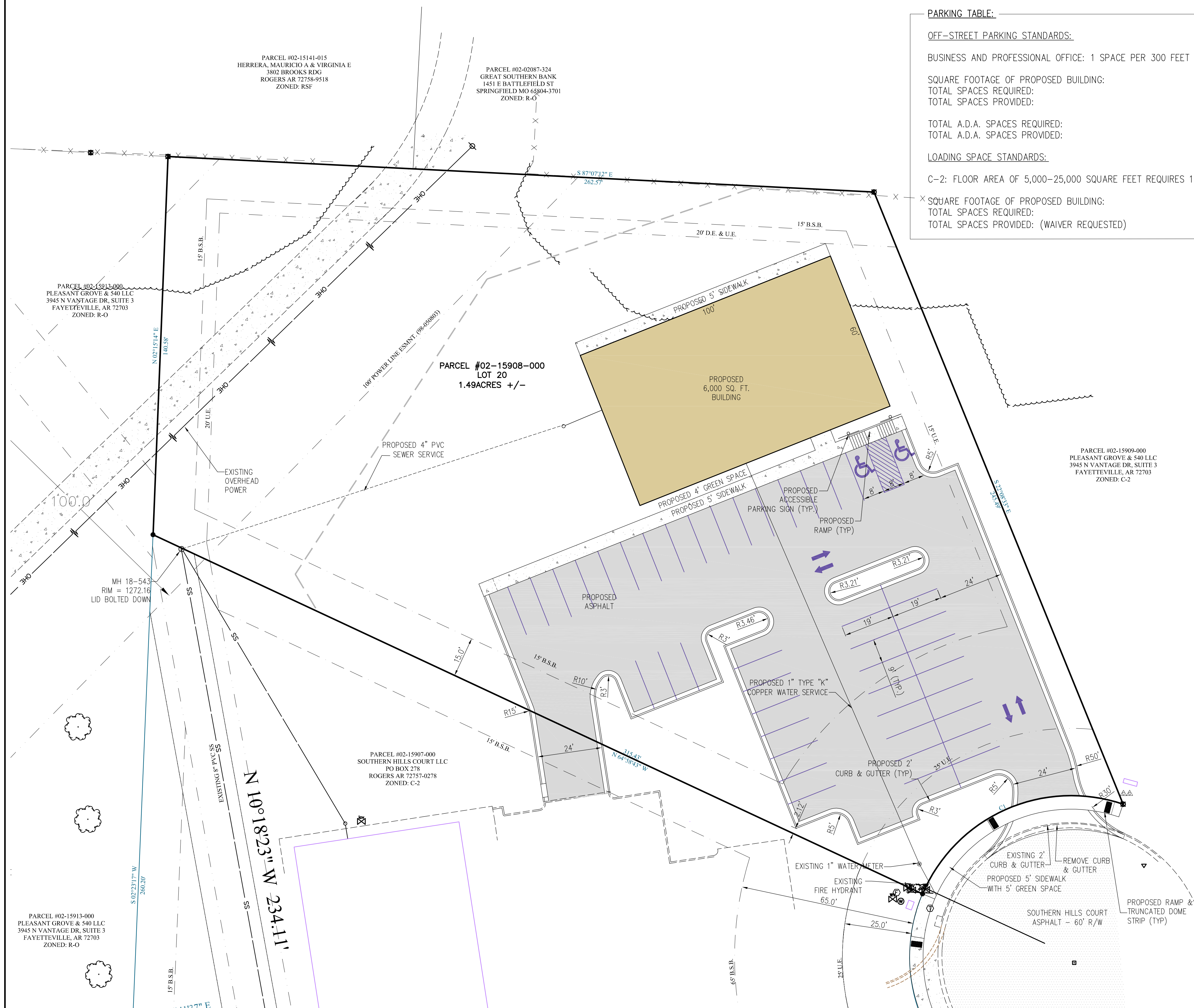


7230 S. Pleasant Ridge Drive · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

DRAWING NO

01

Time: 4:45 pm
Scale: 1"=20' (FS)
Date: 7/14/2016
Drawing Name: 16\100\16-181\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: BASE, 24x36, CON BBN, BATES-VAT



PARKING TABLE:

OFF-STREET PARKING STANDARDS:

BUSINESS AND PROFESSIONAL OFFICE: 1 SPACE PER 300 FEET OF NET FLOOR AREA

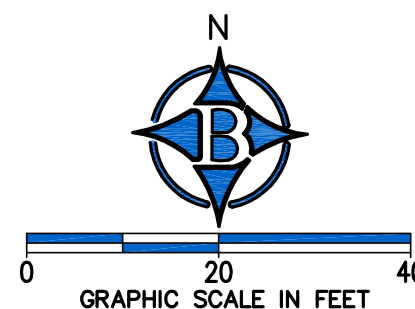
SQUARE FOOTAGE OF PROPOSED BUILDING: 6,000
TOTAL SPACES REQUIRED: 20
TOTAL SPACES PROVIDED: 48

TOTAL A.D.A. SPACES REQUIRED: 2
TOTAL A.D.A. SPACES PROVIDED: 2

LOADING SPACE STANDARDS:

C-2: FLOOR AREA OF 5,000-25,000 SQUARE FEET REQUIRES 1 LOADING SPACE

SQUARE FOOTAGE OF PROPOSED BUILDING: 6,000
TOTAL SPACES REQUIRED: 1
TOTAL SPACES PROVIDED: (WAIVER REQUESTED) 0



SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREEN FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. APPROVED BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING.

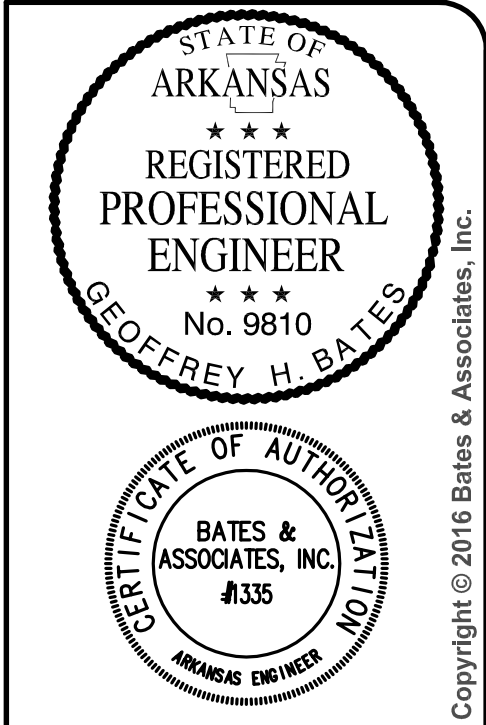
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		EJECT TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
		LIGHT MONUMENT (CONCRETE)
		POND
		POST INDICATOR VALVE
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE CENTERLINE
		SIDEWALK
		SPOT ELEVATION
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		STRIP (PAINTED OR STICKY)
		TELEPHONE (UNDERGROUND)
		TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

PROJECT NO 16-181

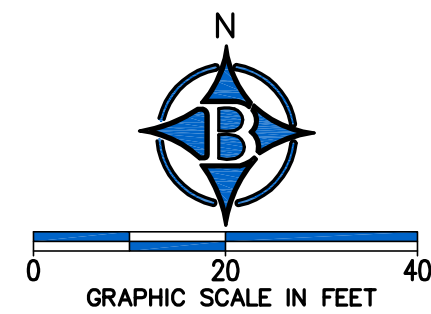


ALL PETS
CIVIL CONSTRUCTION PLANS
SITE & UTILITY PLAN
ROGERS, ARKANSAS

DATE	REVISIONS
07-15-16	1st SUBMITAL



DRAWING NO 02



1. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11"x17") WILL BE REQUIRED.
2. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
3. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5 ACRES).
4. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE IN THE PLANNING OFFICE.
5. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
6. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOD-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.
5. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.

PERMANENT IMPROVEMENTS, PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CITY OF ST. LOUIS PLANNING DEPARTMENT'S CONTROL OF EROSION.

2. TOP SOIL OR TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING, IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.

4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:

(A) 20 TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.

(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

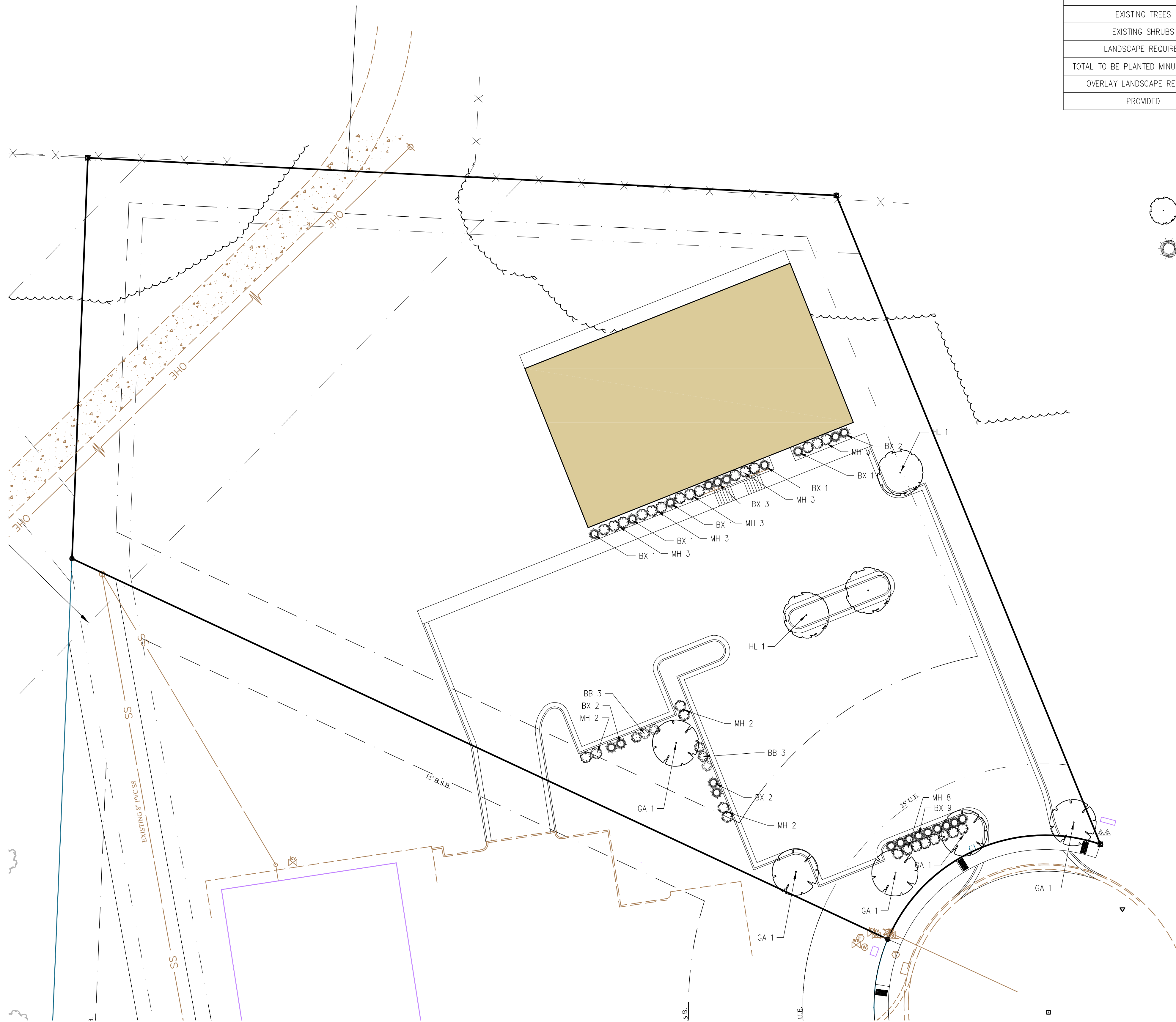
(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER AS SET FORTH IN (B) ABOVE.

(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIEBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.



BIORETENTION FACILITY DETAIL
N.T.S.

Time: 8:02 am
Scale: 1"=30' (P5)
Date: 7/7/2016
Drawing Name: 16\100\16-181\Engineering\04 Landscape Plan.dwg
Xrefs Used: 24\36: COA BBA, BATES-AR, BASE

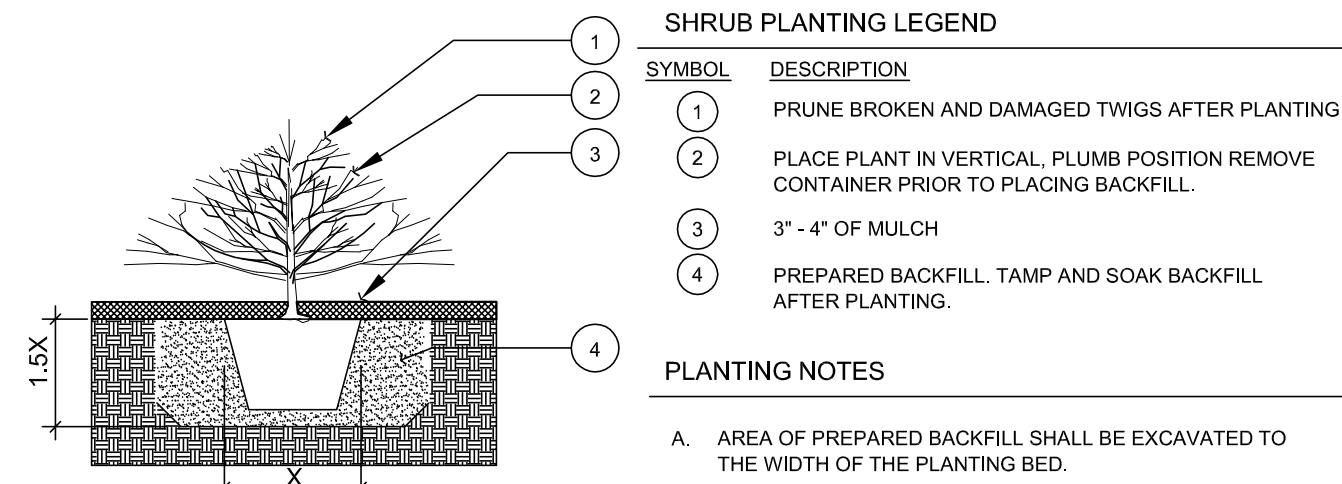


REQUIRED LANDSCAPING TABLE			
		FACTOR	COUNT
EXISTING TREES	0	1	0
EXISTING SHRUBS	0	1	0
LANDSCAPE REQUIRED	63,617 SF/1,000 SF = 64 TREES & SHRUBS		64
TOTAL TO BE PLANTED MINUS EXISTING	64		64
OVERLAY LANDSCAPE REQUIRED	±0 SQUARE FEET		0 TREES
PROVIDED	8 TREES & 56 SHRUBS WILL BE PLANTED		64

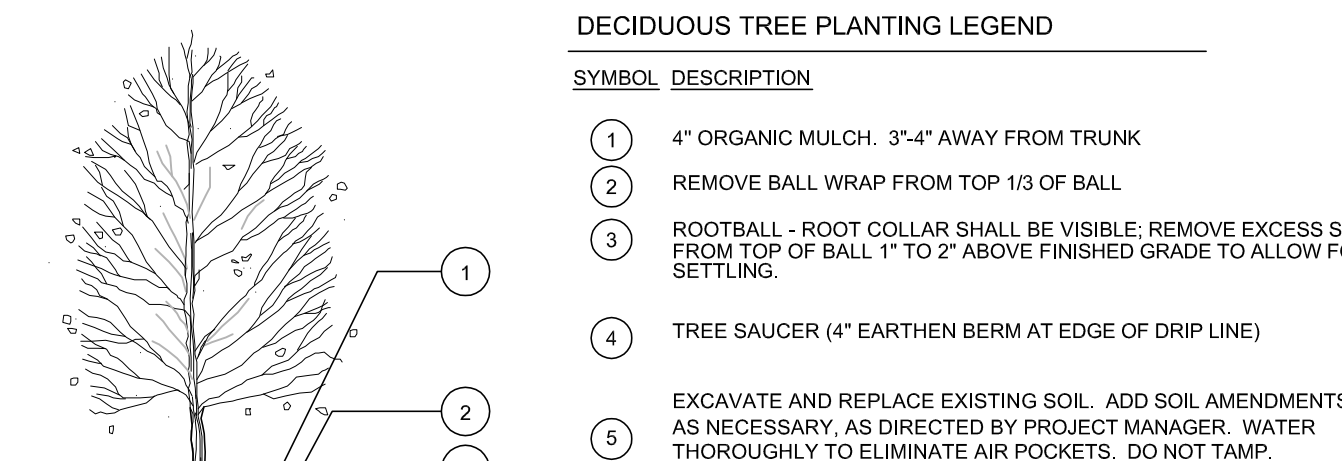
PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT MIN. SIZE	NOTES	
4	GA	GREEN ASH <i>Fraxinus pennsylvanica</i>	B&B	2.5" CAL.	
4	HL	SHADEMASTER HONEY LOCUST <i>Gleditsia triacanthos 'Shademaster'</i>	B&B	2.5" CAL.	
27	MH	ADAGIO MAIDEN HAIR <i>Miconthus sinensis 'Adagio'</i>	CONT.	5 GAL.	
24	BX	BOXWOOD <i>Buxus sempervirens</i>	CONT.	5 GAL.	
6	BB	BARBERRY <i>Berberis thunbergii</i>	CONT.	5 GAL.	

GENERAL LANDSCAPE NOTES

- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'.
- REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF ROGERS FOR ALL REQUIRED LANDSCAPING.
- MULCH TO BE 2"-3" AWAY FROM TRUNK.
- PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

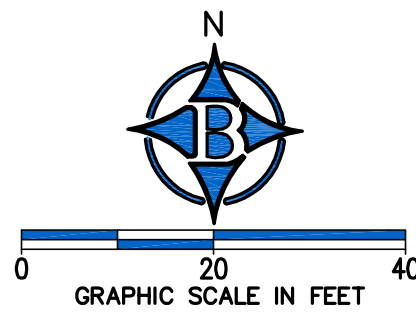


SHRUB PLANTING DETAIL
N.T.S.



- PLANTING NOTES
- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING.
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL
N.T.S.



DATE	REVISIONS
07-15-16	
1st SUBMITTAL	

ALL PETS
CIVIL CONSTRUCTION PLANS
LANDSCAPE PLAN

ROGERS, ARKANSAS



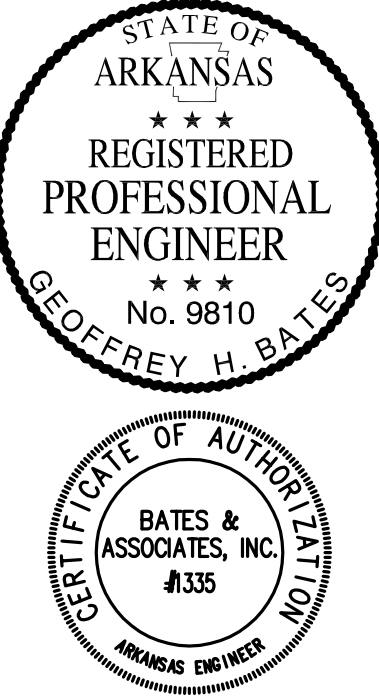
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

DRAWING NO

04

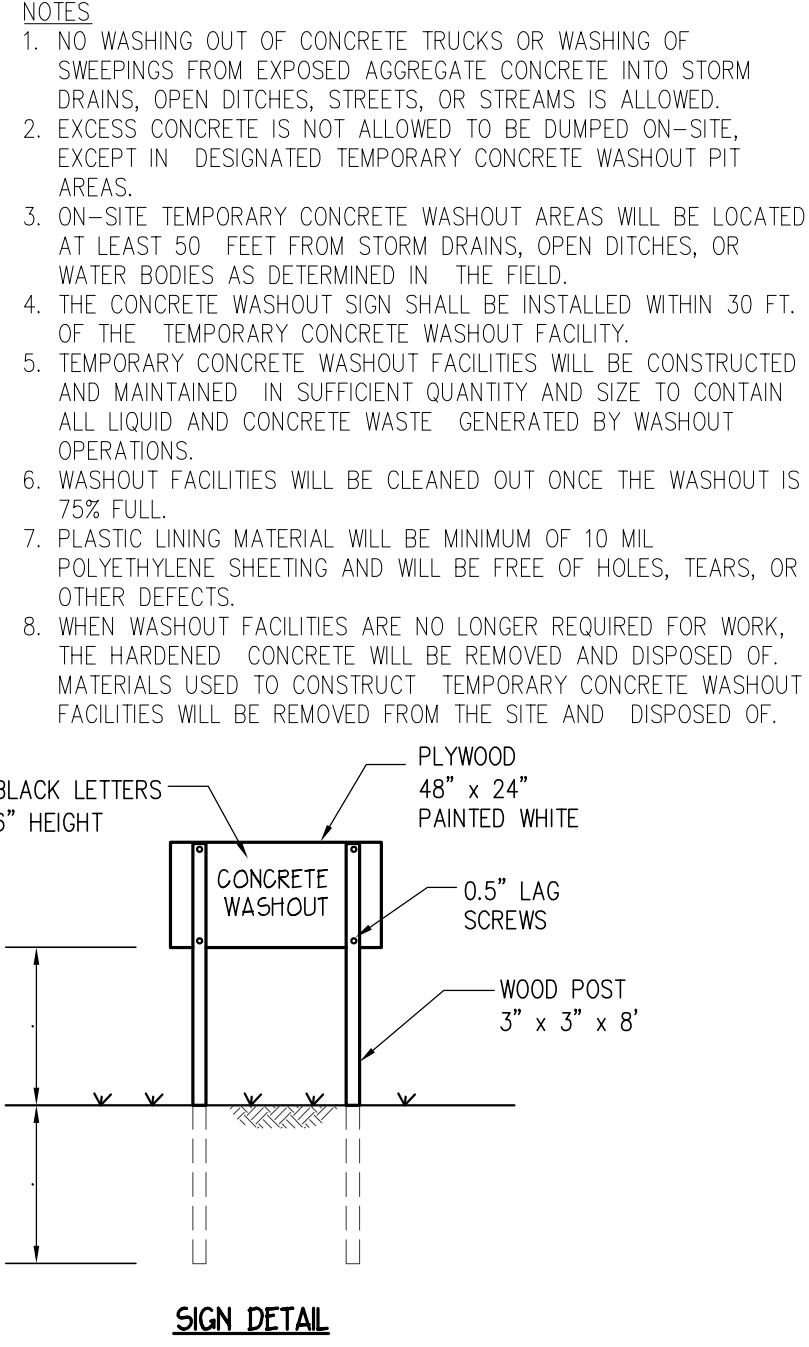
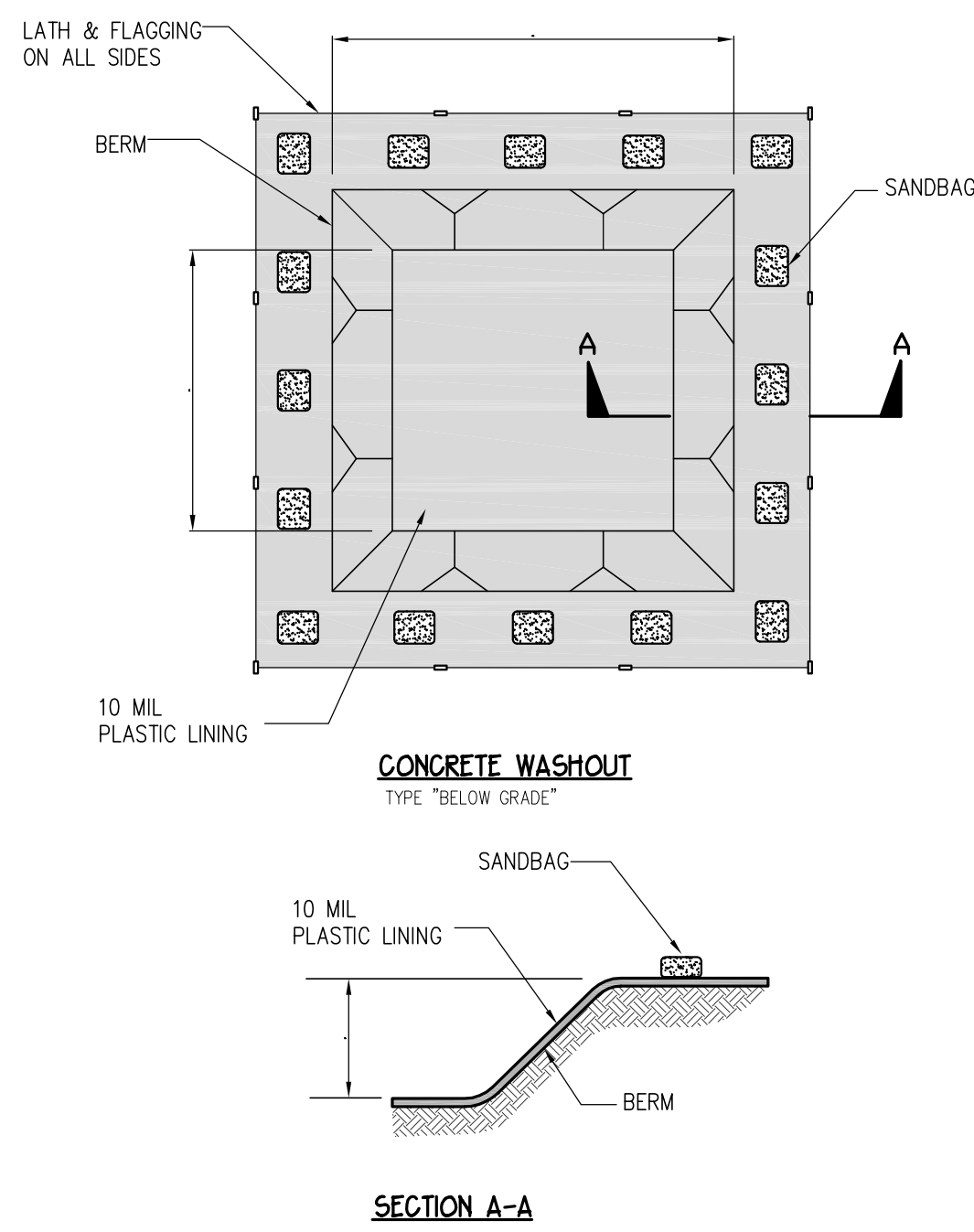
PROJECT NO 16-181

ENGINEER: G. Bates
DRAWN BY: B. Watts



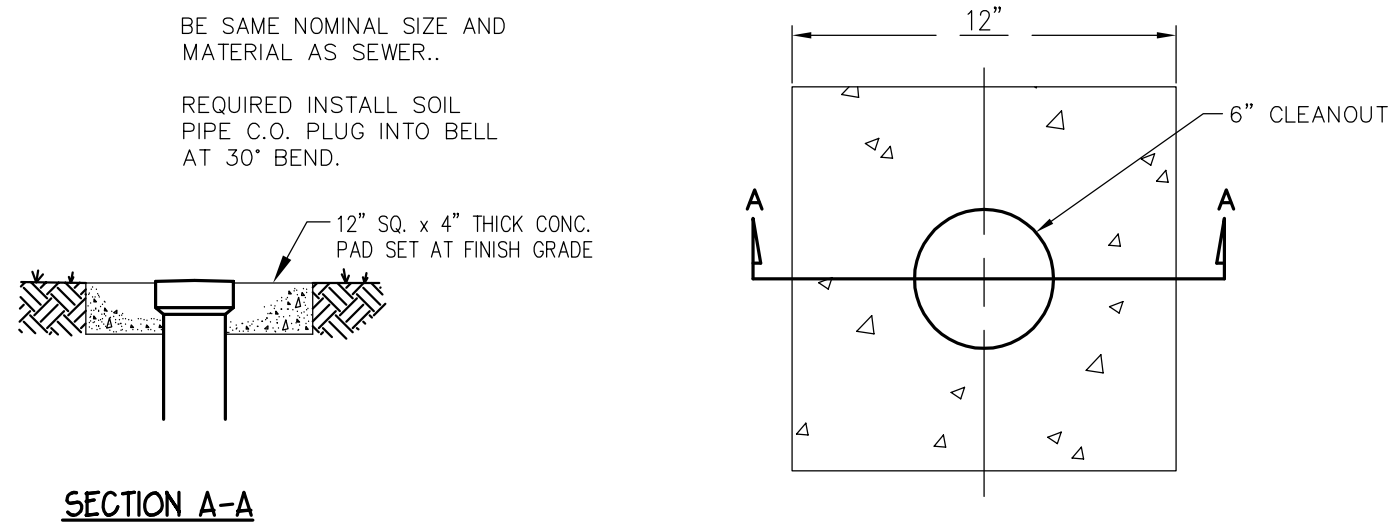
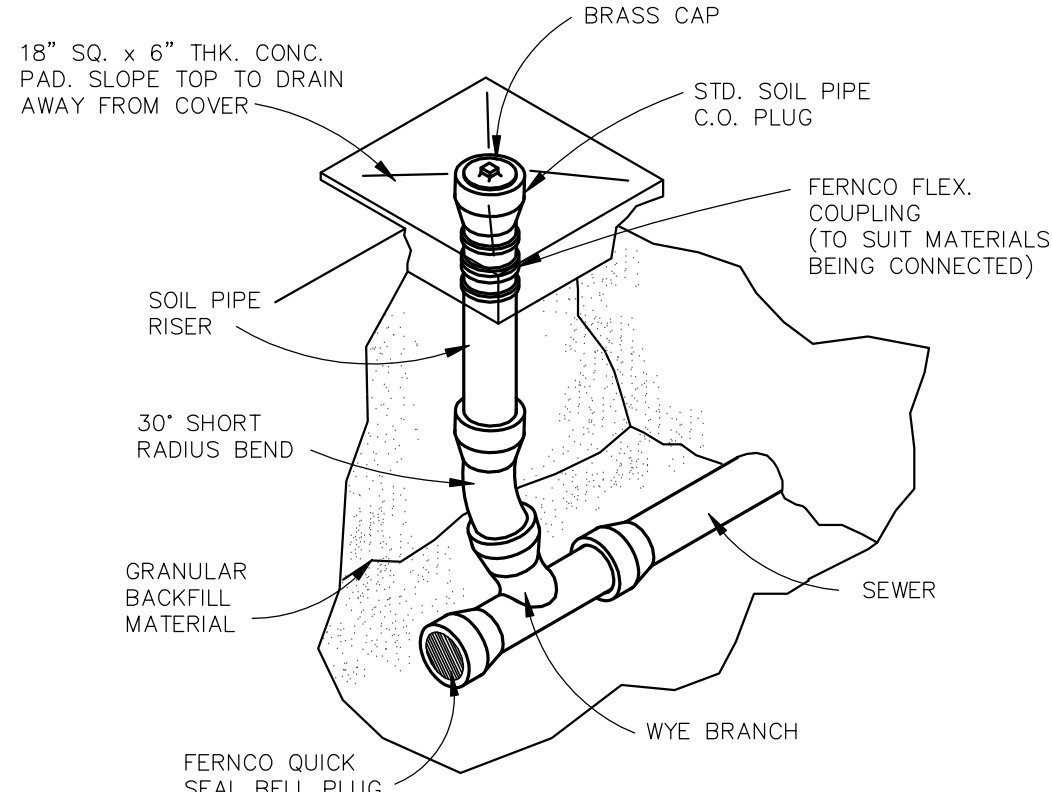
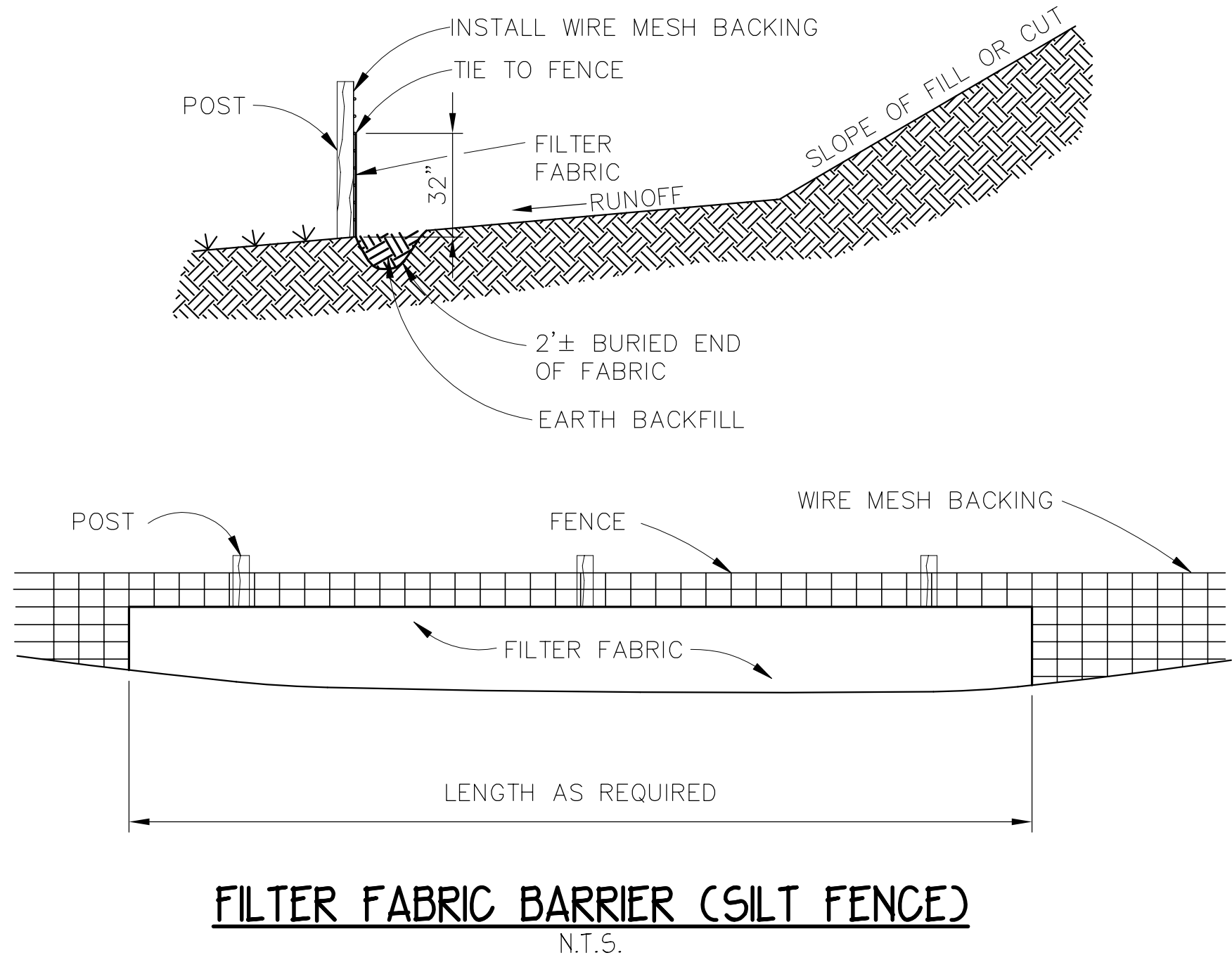
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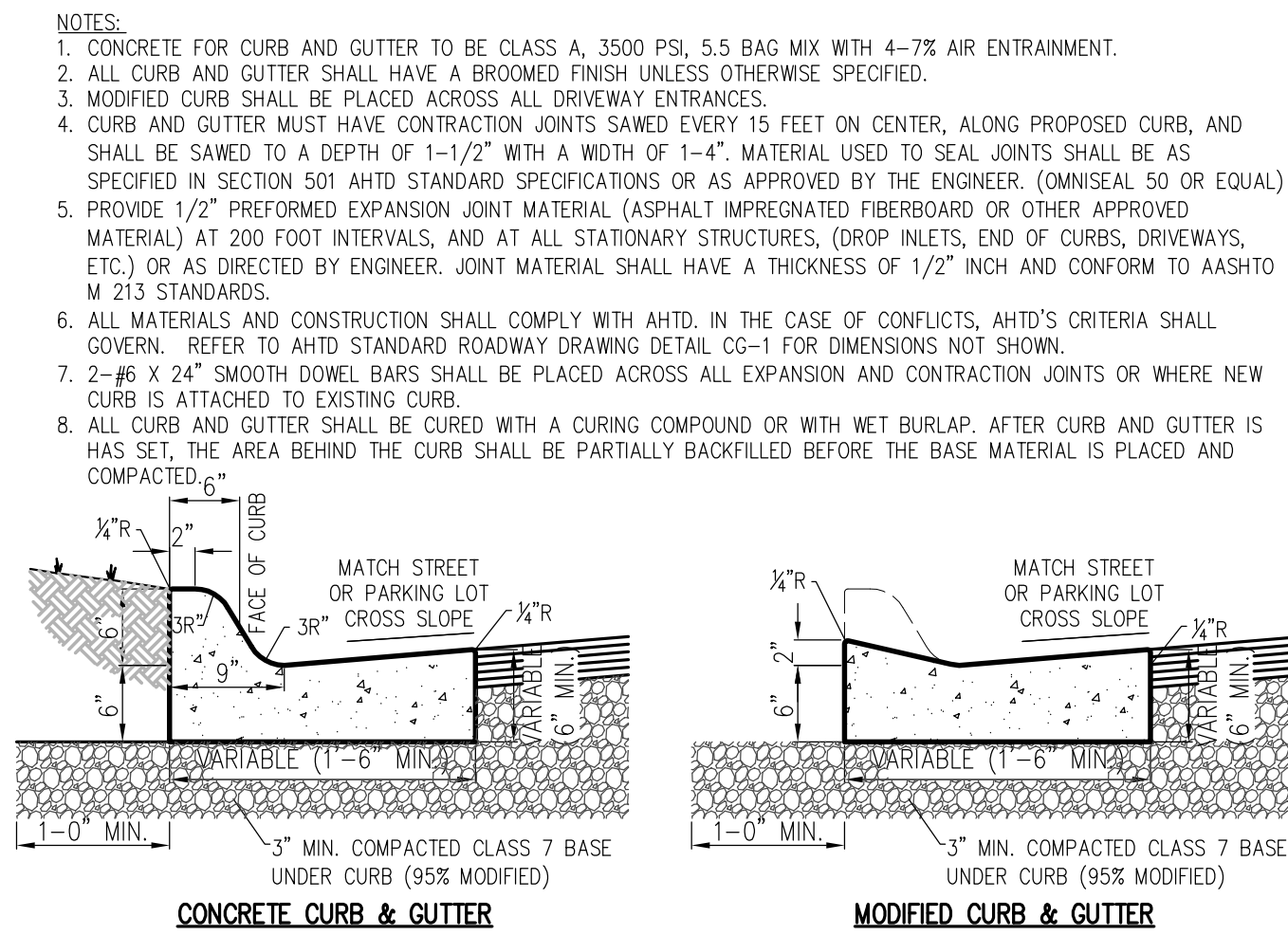
CONCRETE WASTE MANAGEMENT DETAIL

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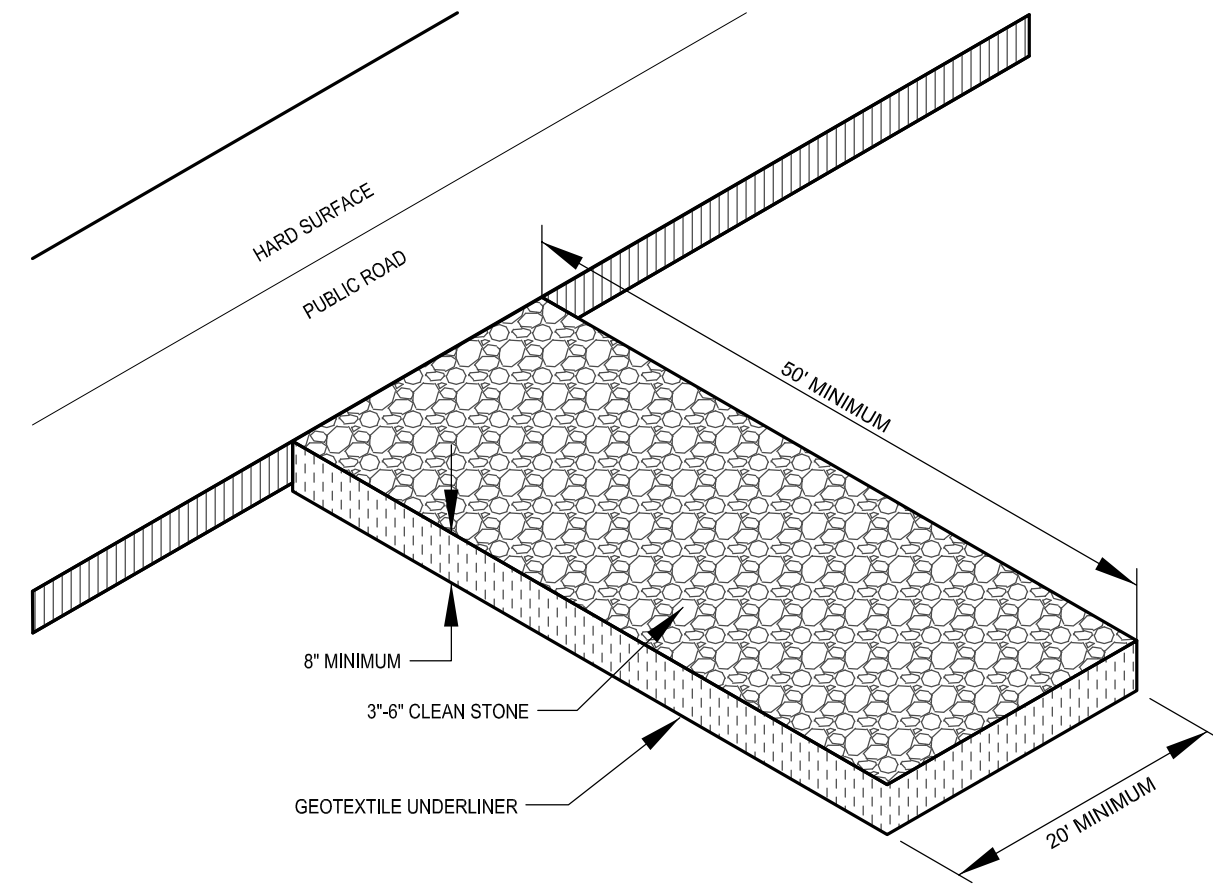
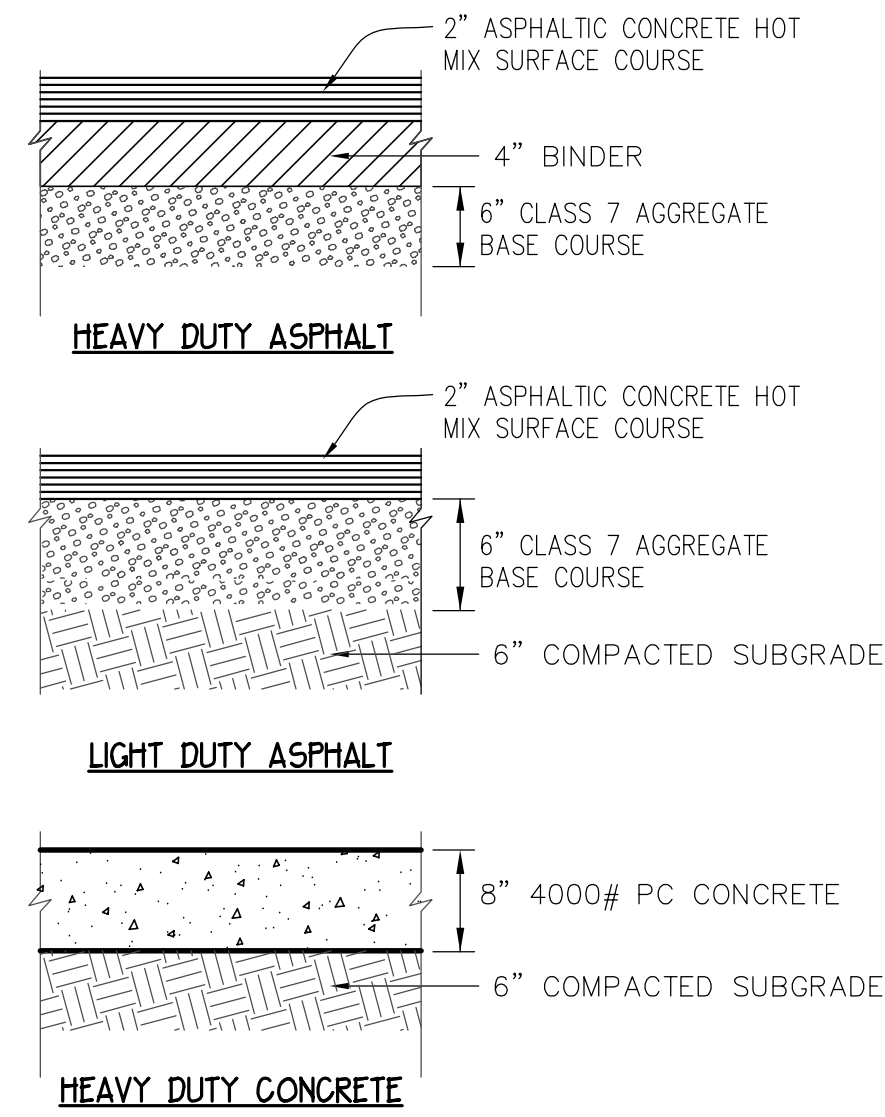
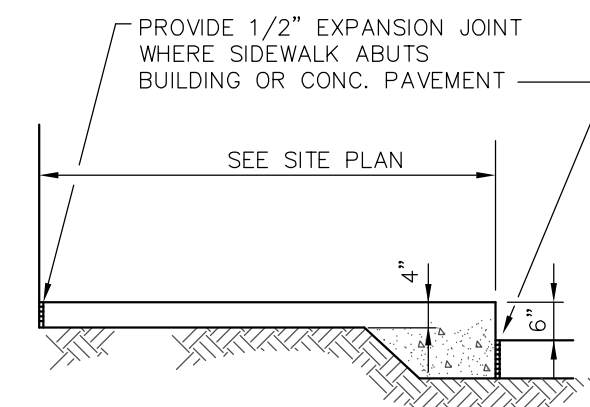
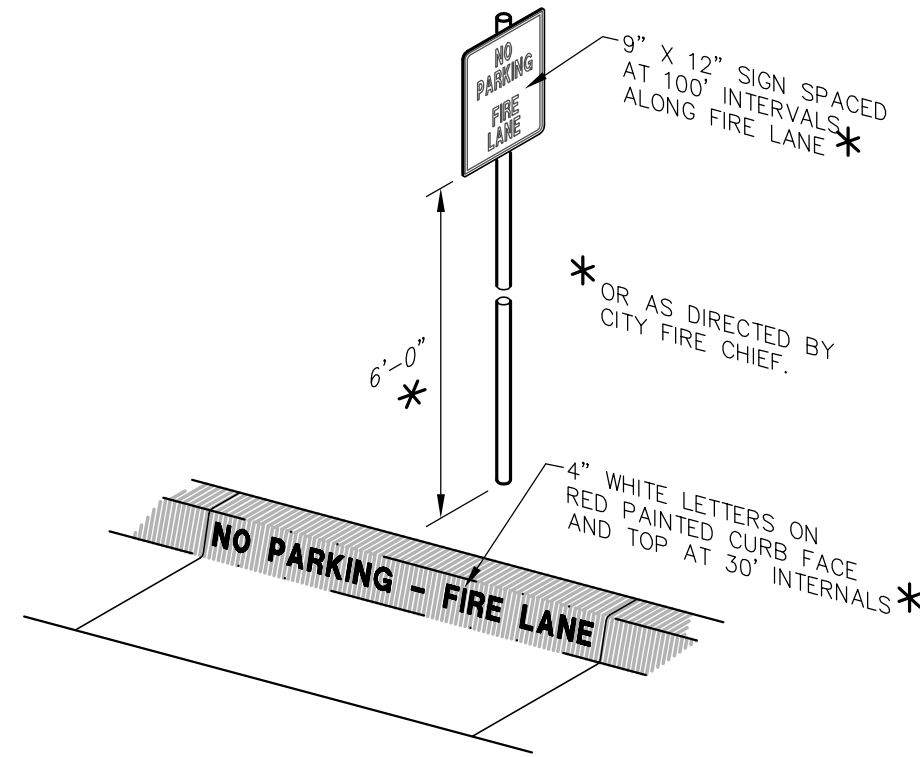
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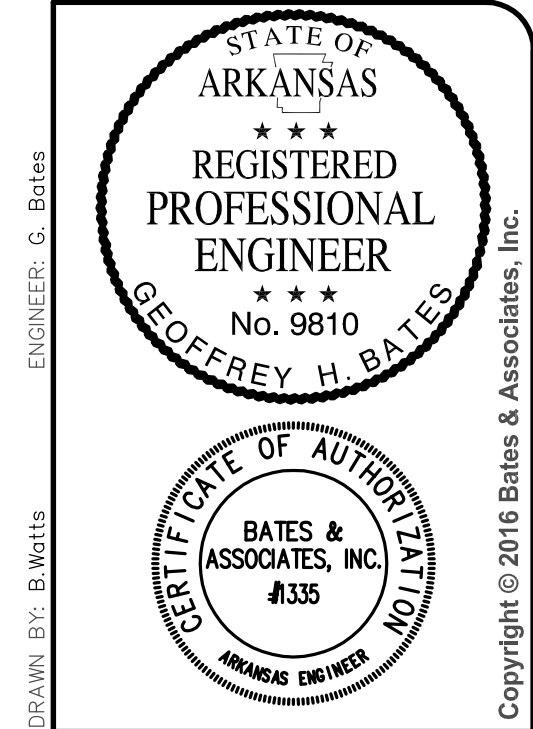


CURB AND GUTTER DETAILS

N.T.S.



- CONSTRUCTION EXIT NOTES**
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
 2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
 3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.



DATE	07-15-16
REVISIONS	
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ALL PETS
CIVIL CONSTRUCTION PLANS
SITE DETAILS
ROGERS, ARKANSAS



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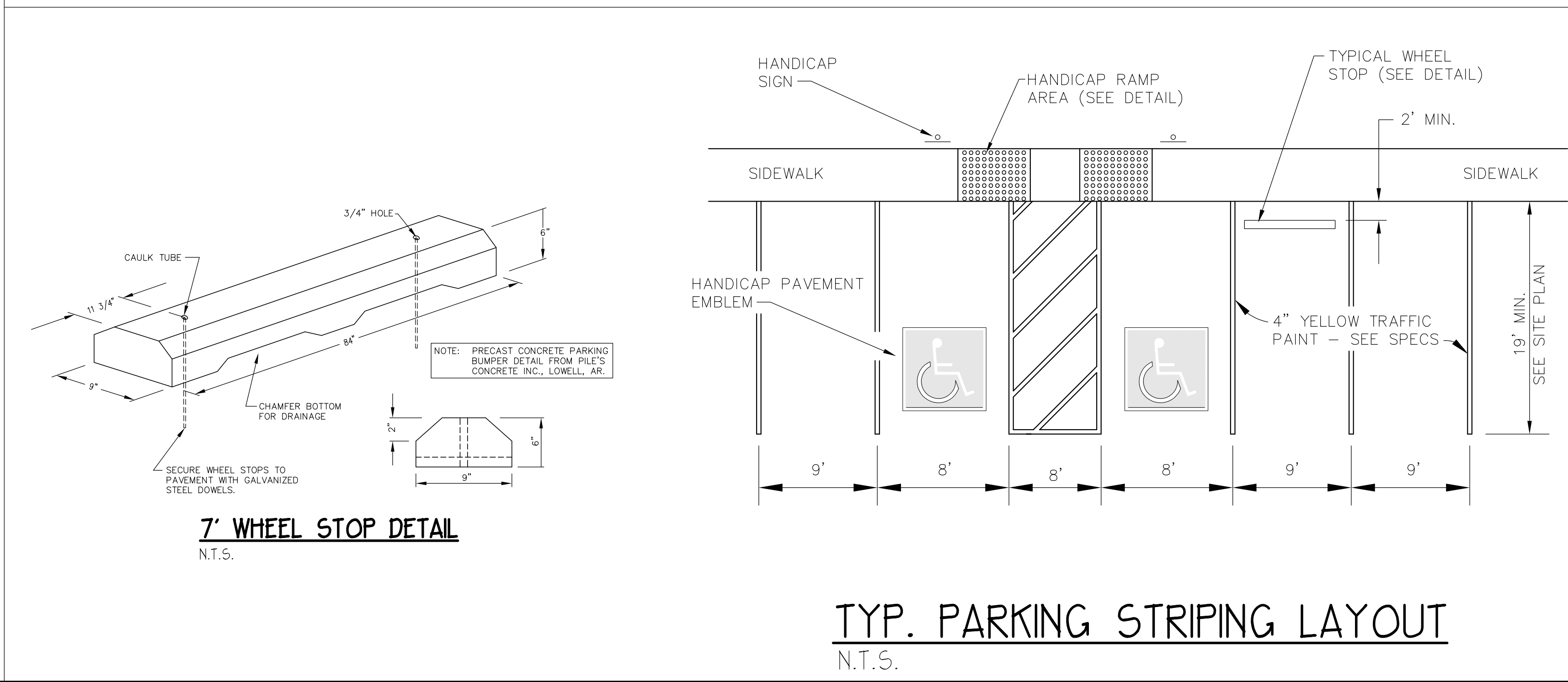
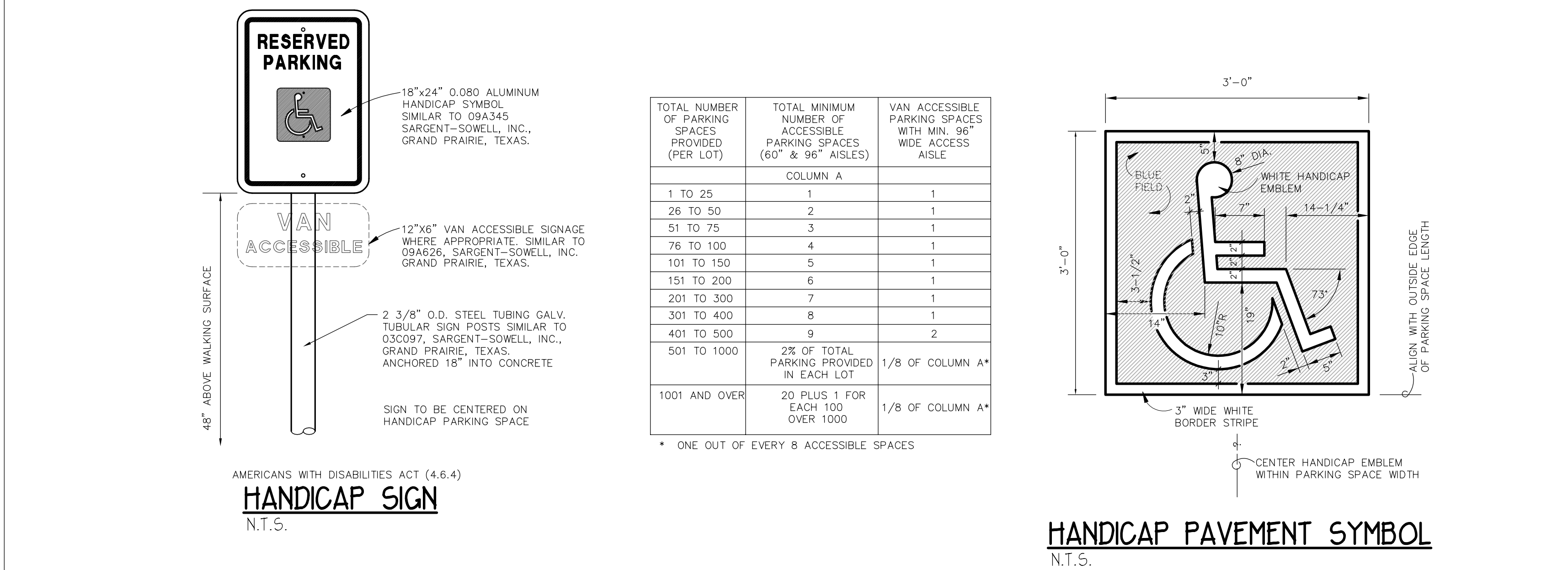
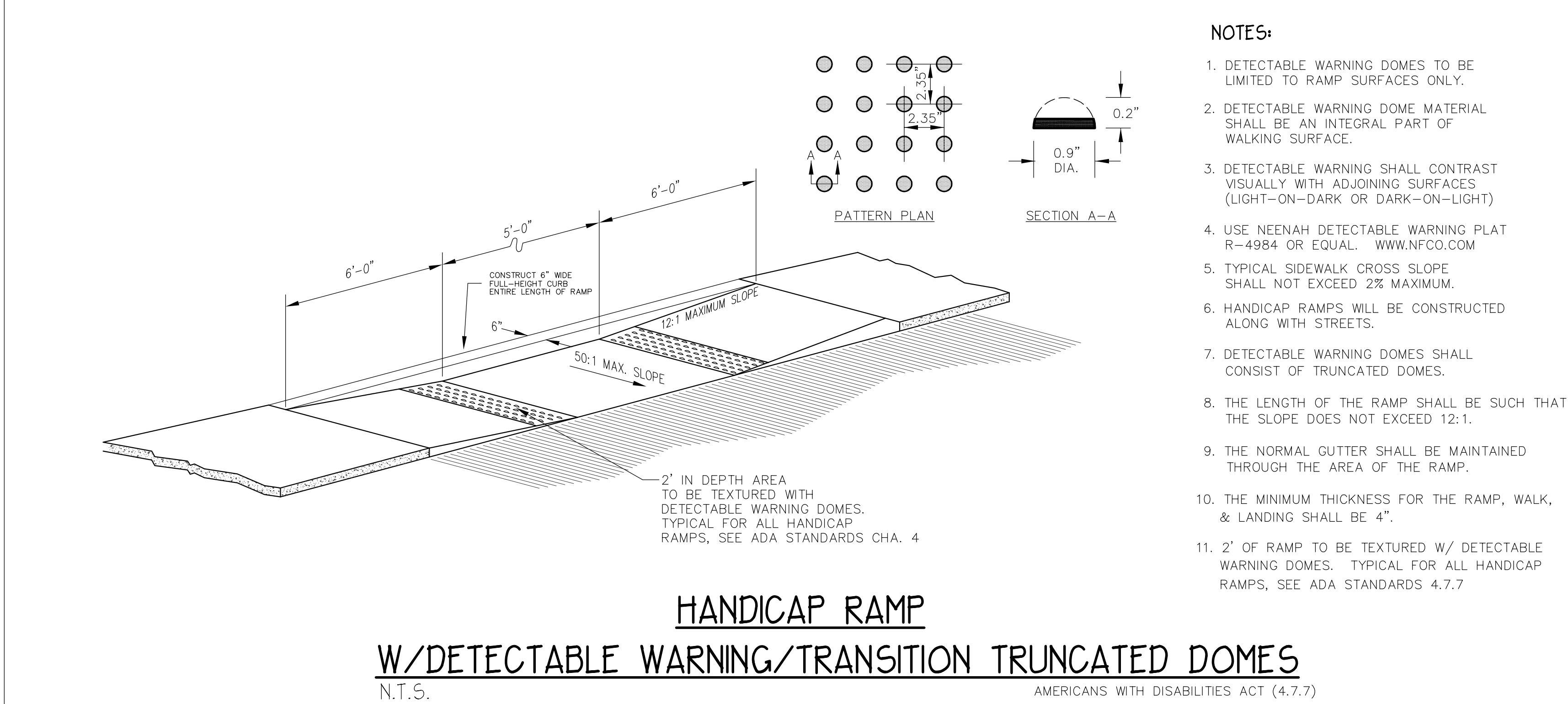
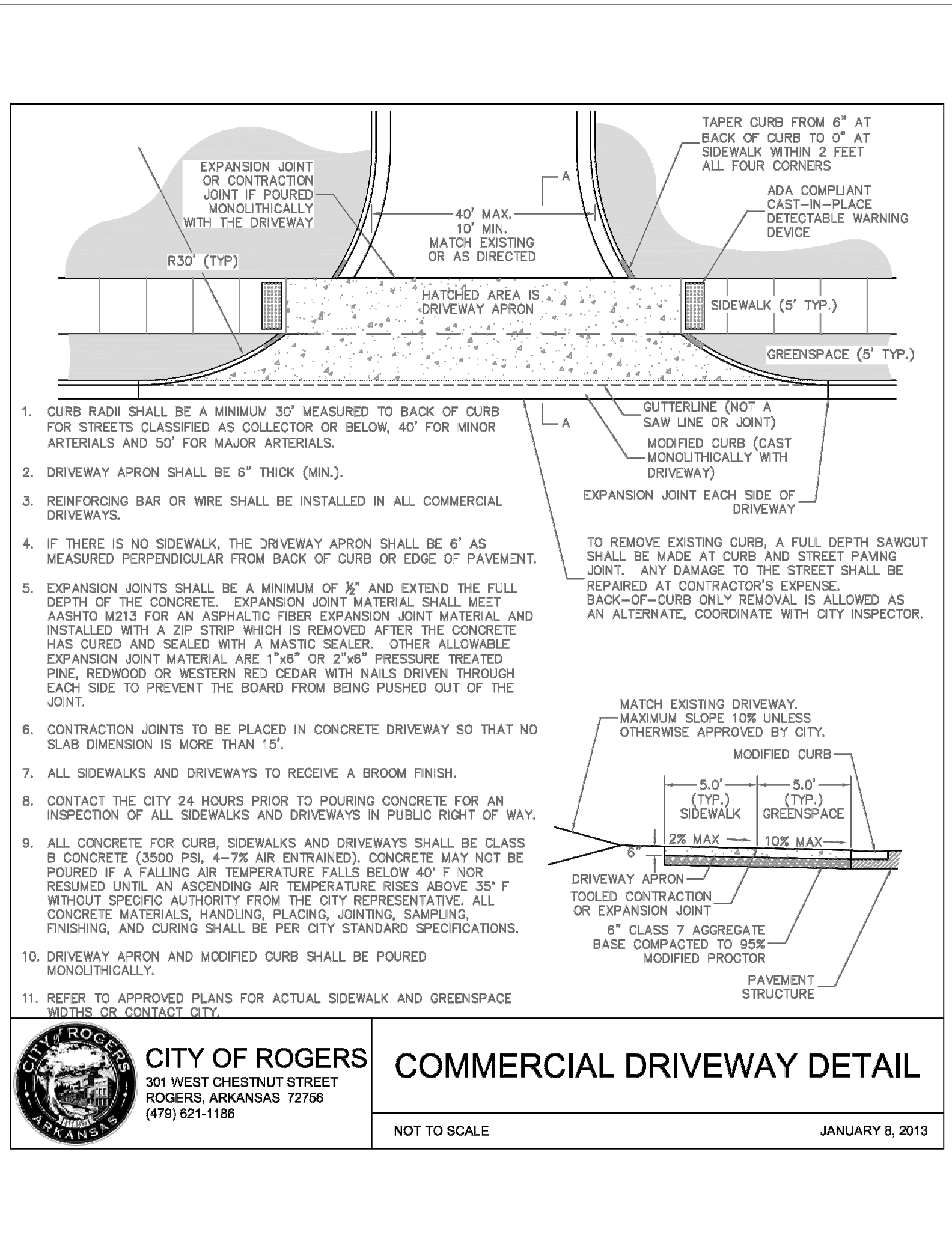
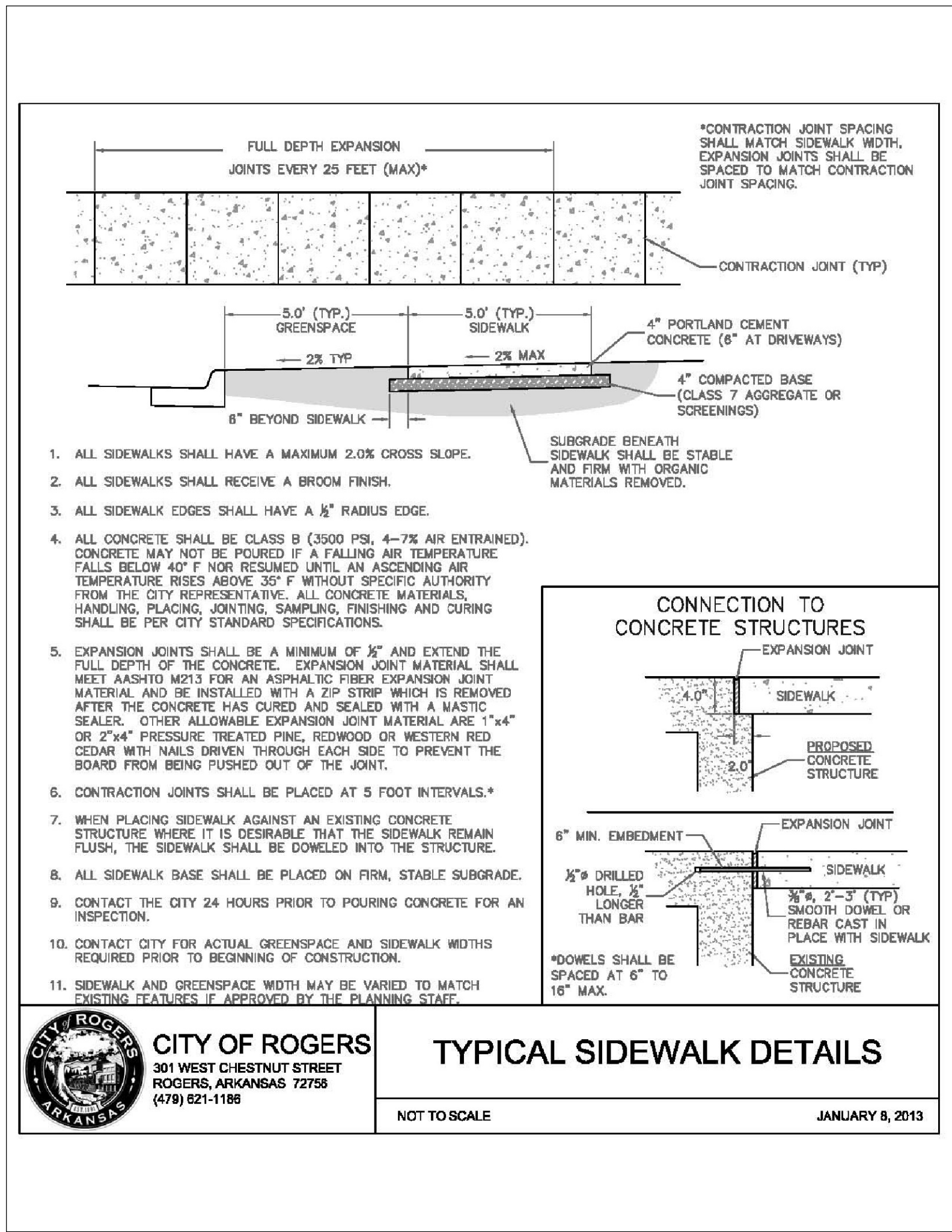
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Xrefs Used: COA BBA, 24x36

Time: 10:27 am
Scale: 1"=1' (PS)
Date: 6/18/2015



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS DRIVER

ENGINEER: G. Bates
DRAWN BY: B. Watts

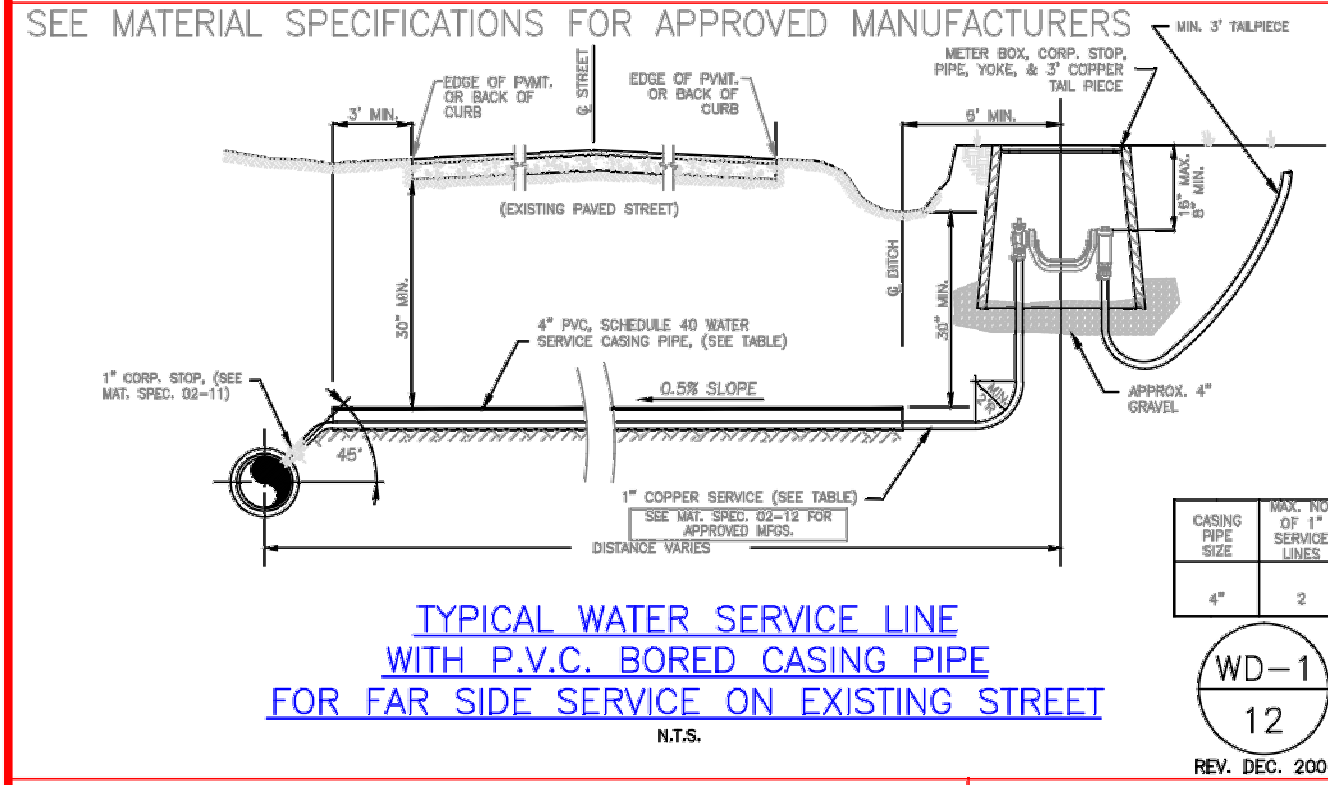
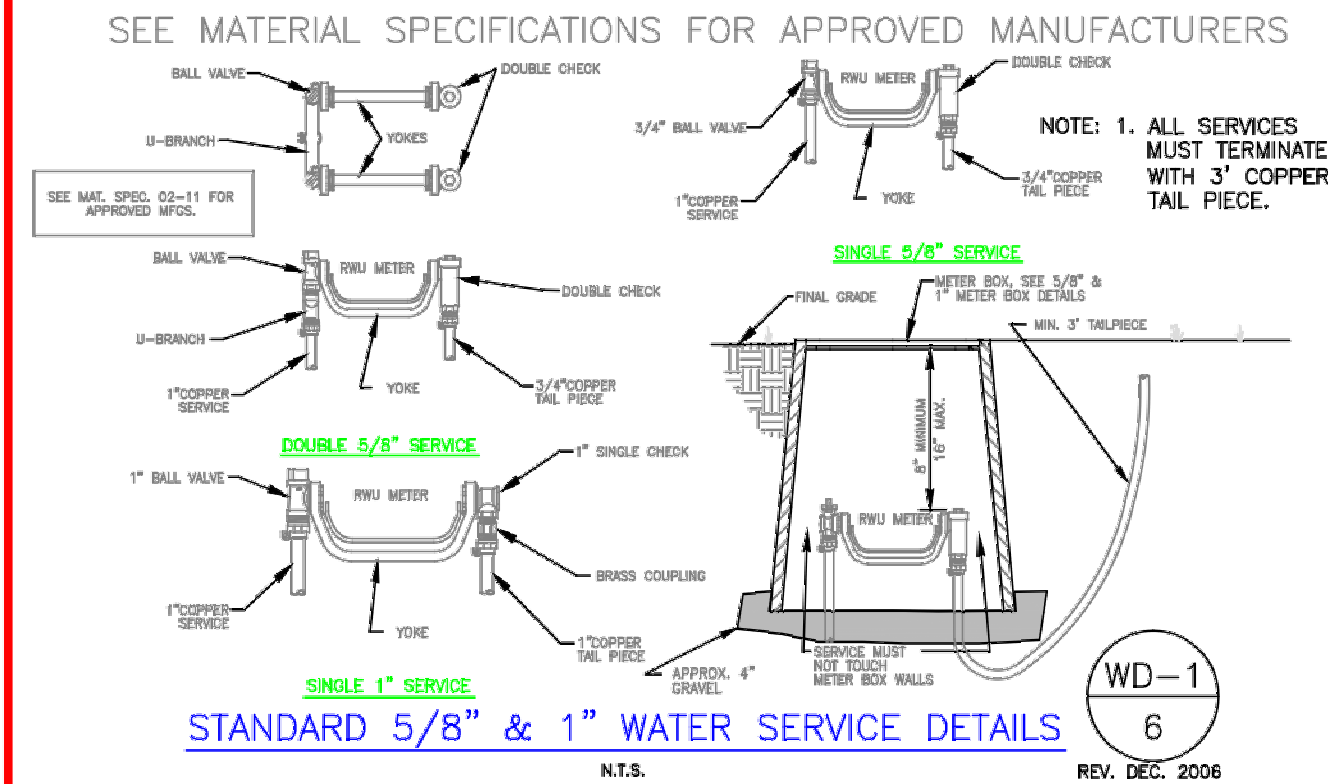
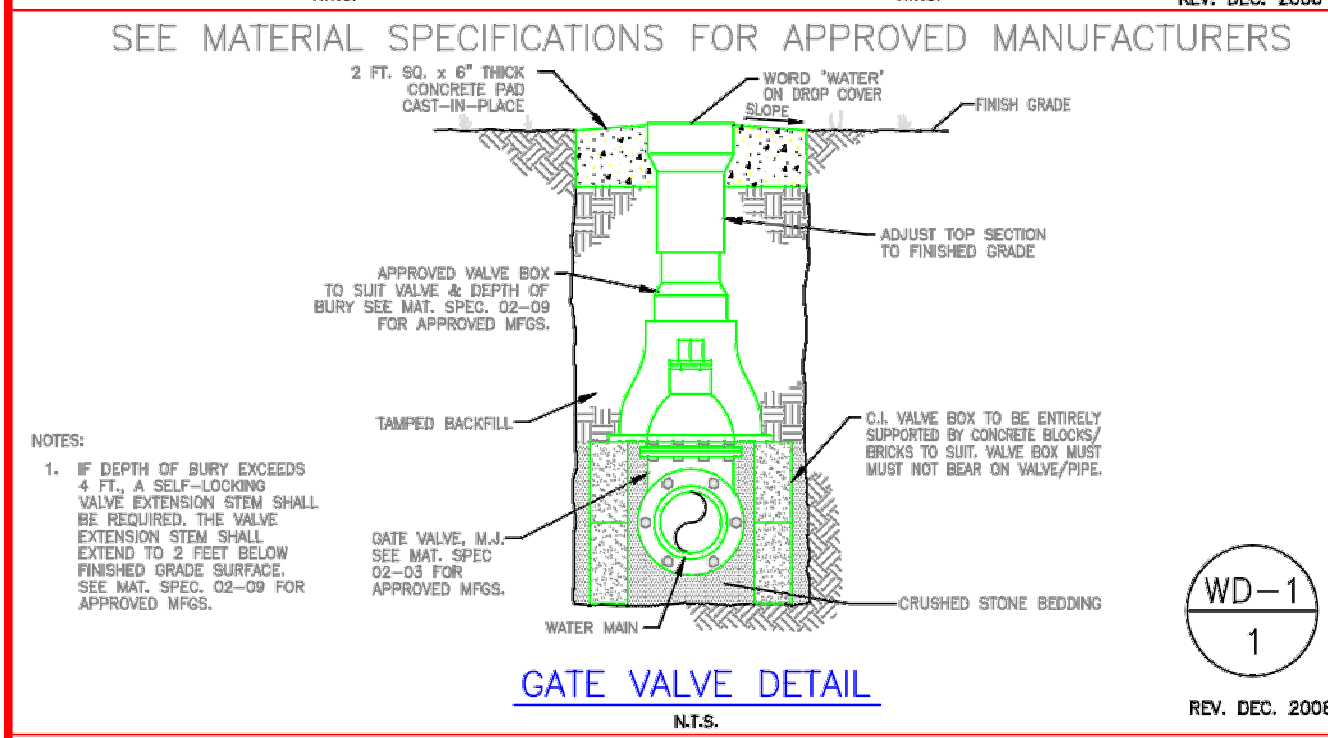
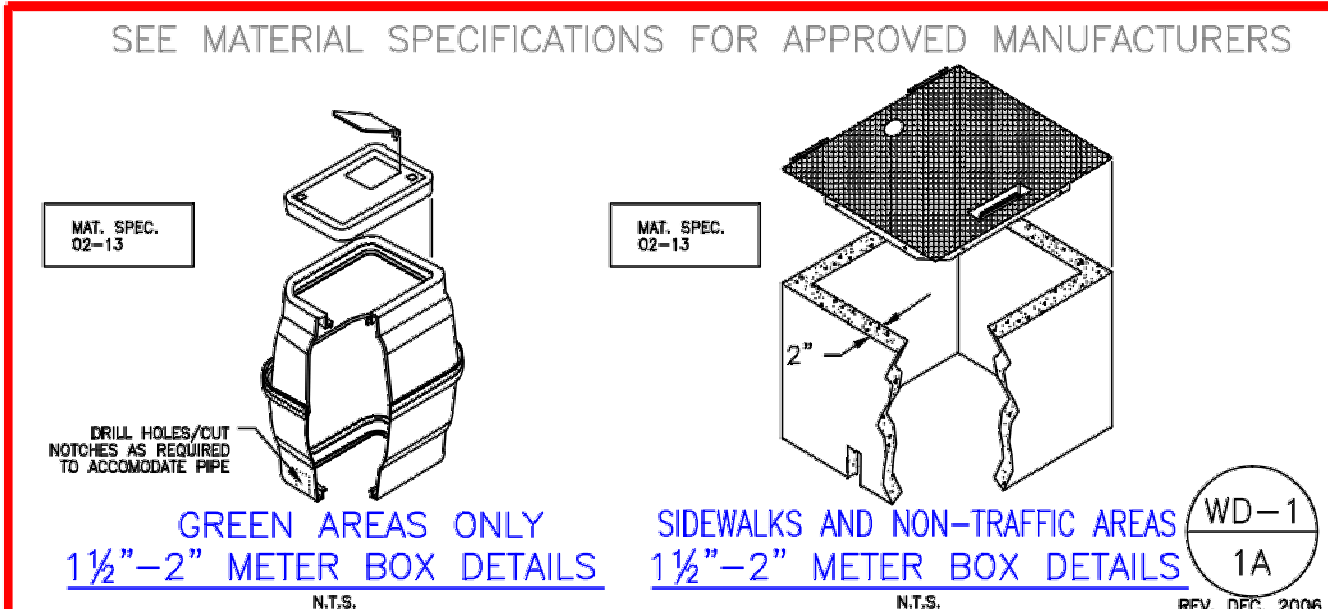
DATE: 07-15-16
1st SUBMITTAL

REVISIONS

ALL PETS
CIVIL CONSTRUCTION PLANS
SITE DETAILS
ROGERS, ARKANSAS

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Civil Engineering & Surveying
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16-181
DRAWING NO
06



GENERAL CONSTRUCTION NOTES:

A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary precautions to prevent property damage.

B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.

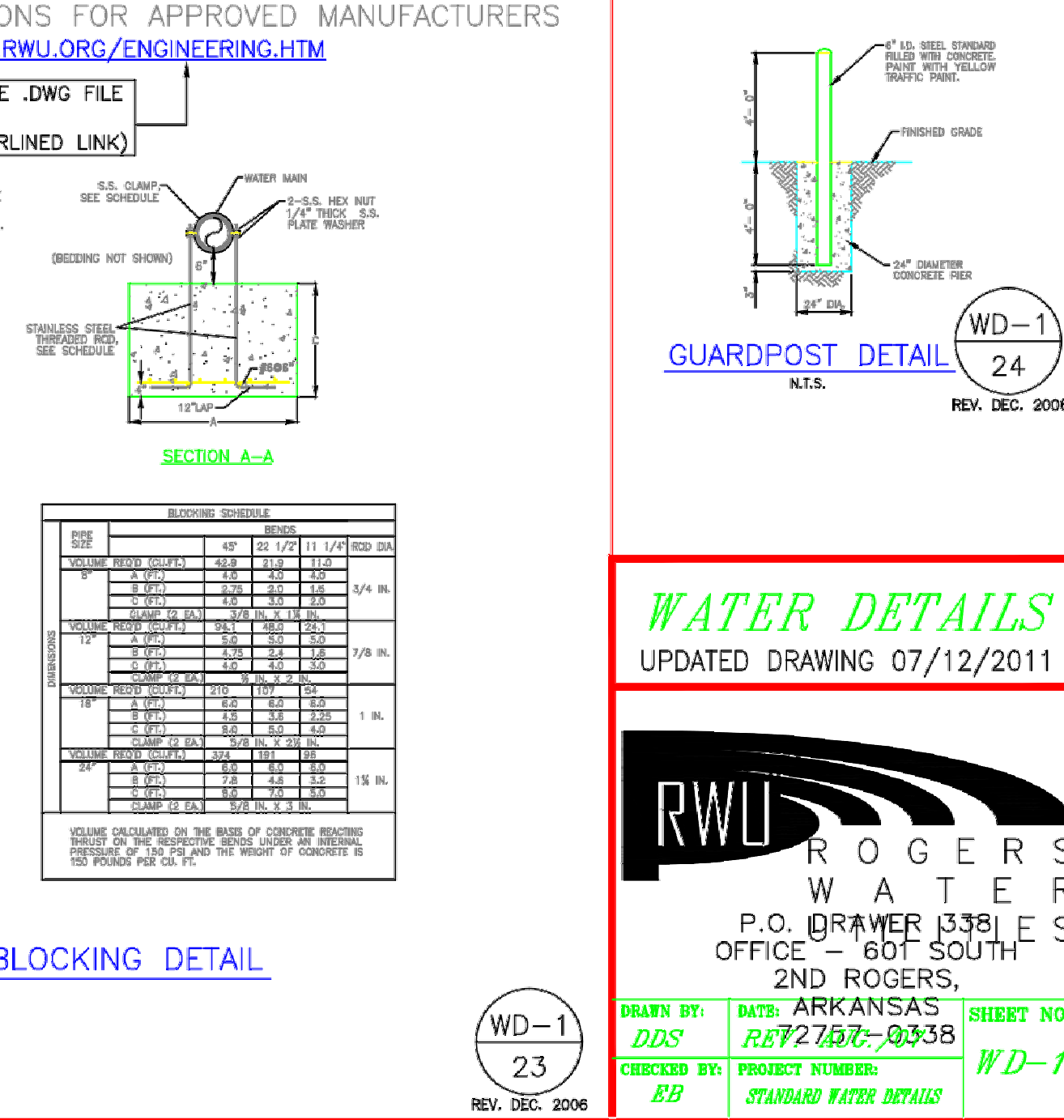
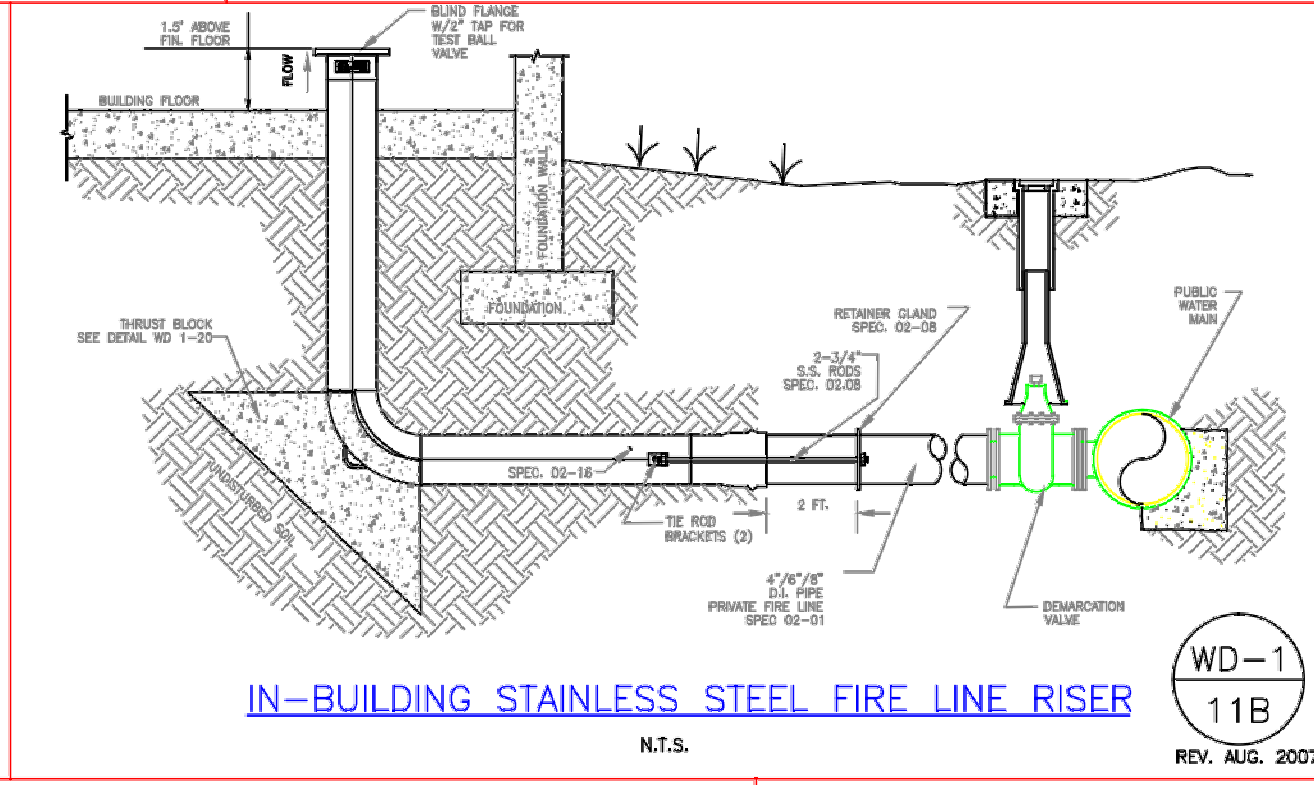
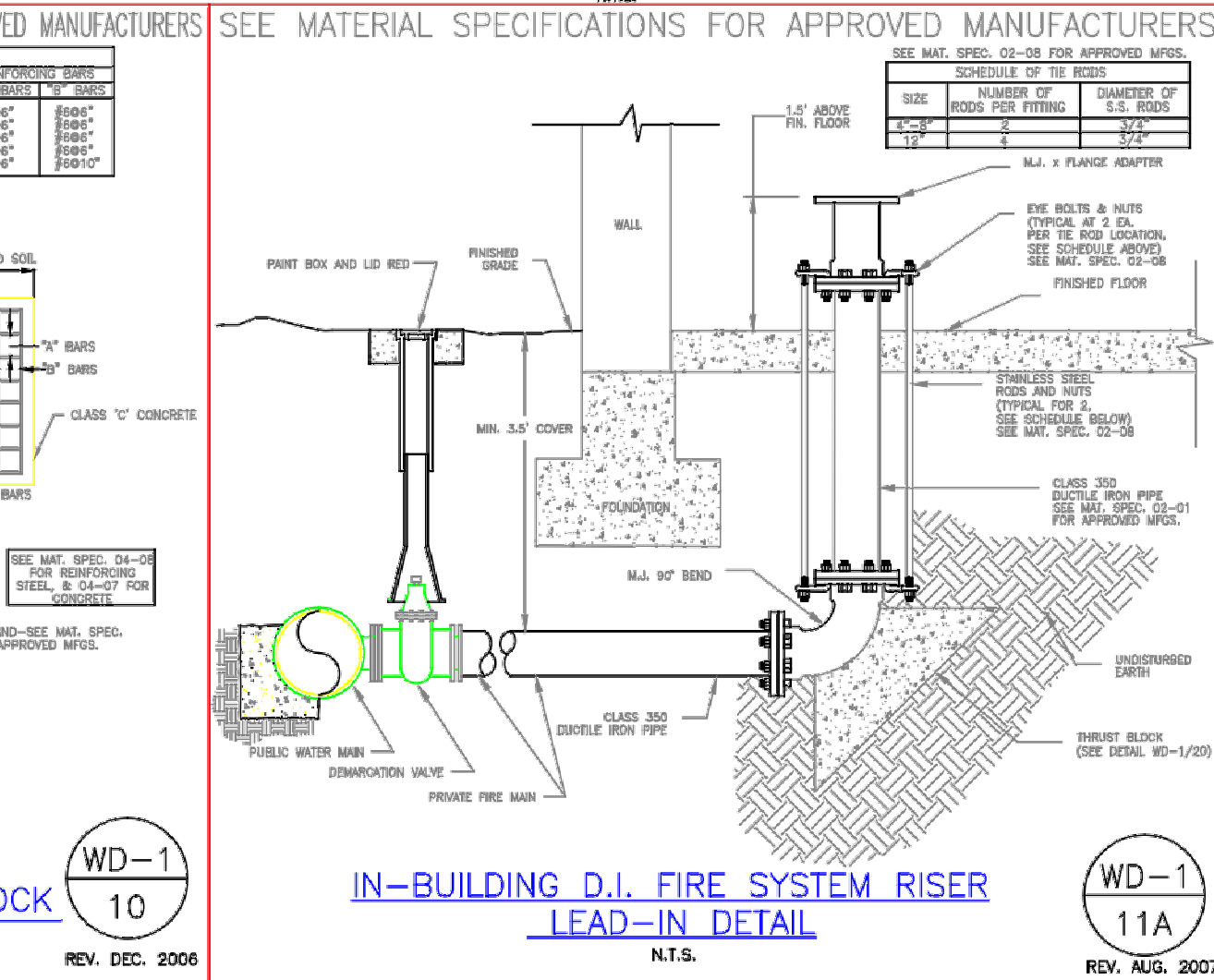
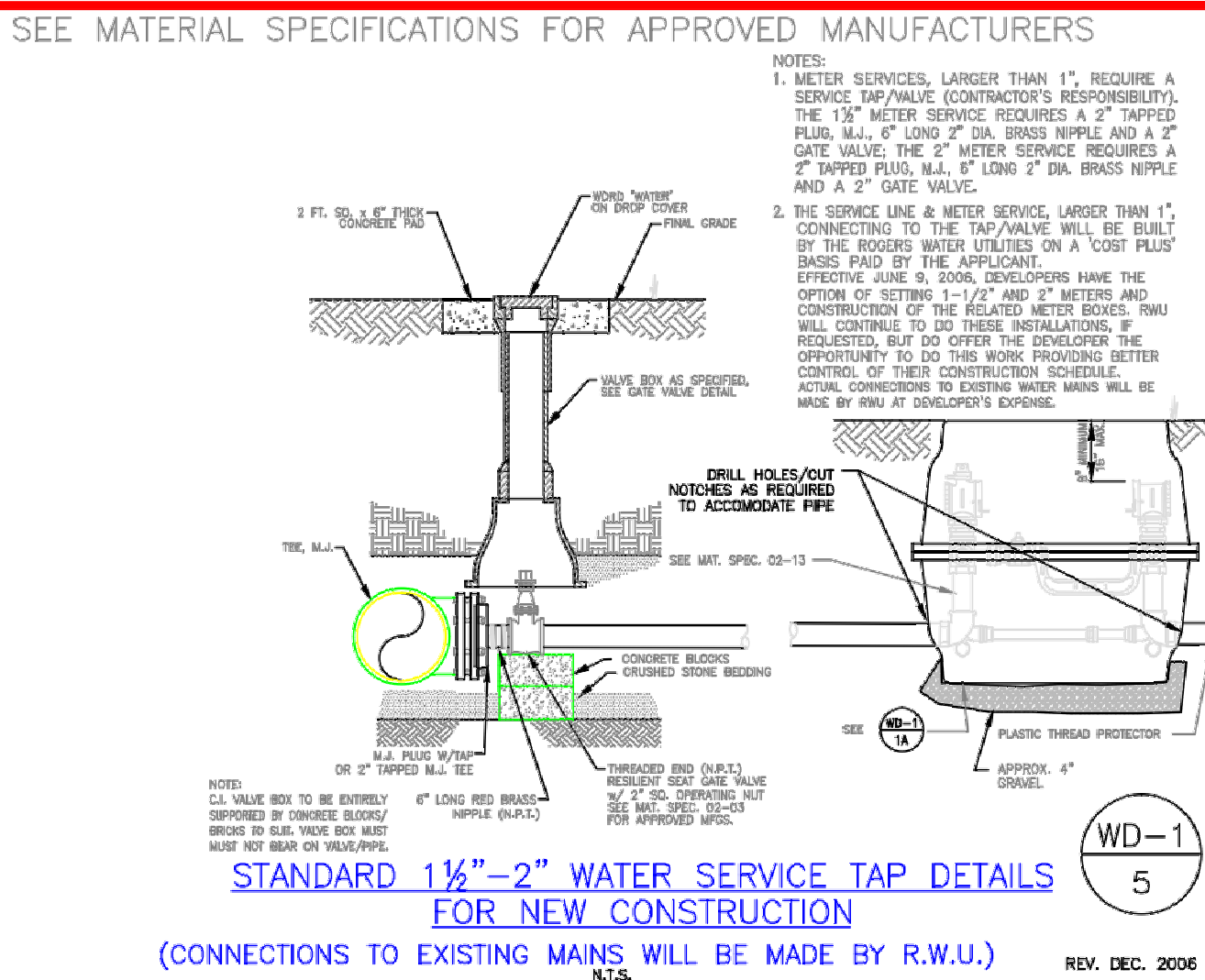
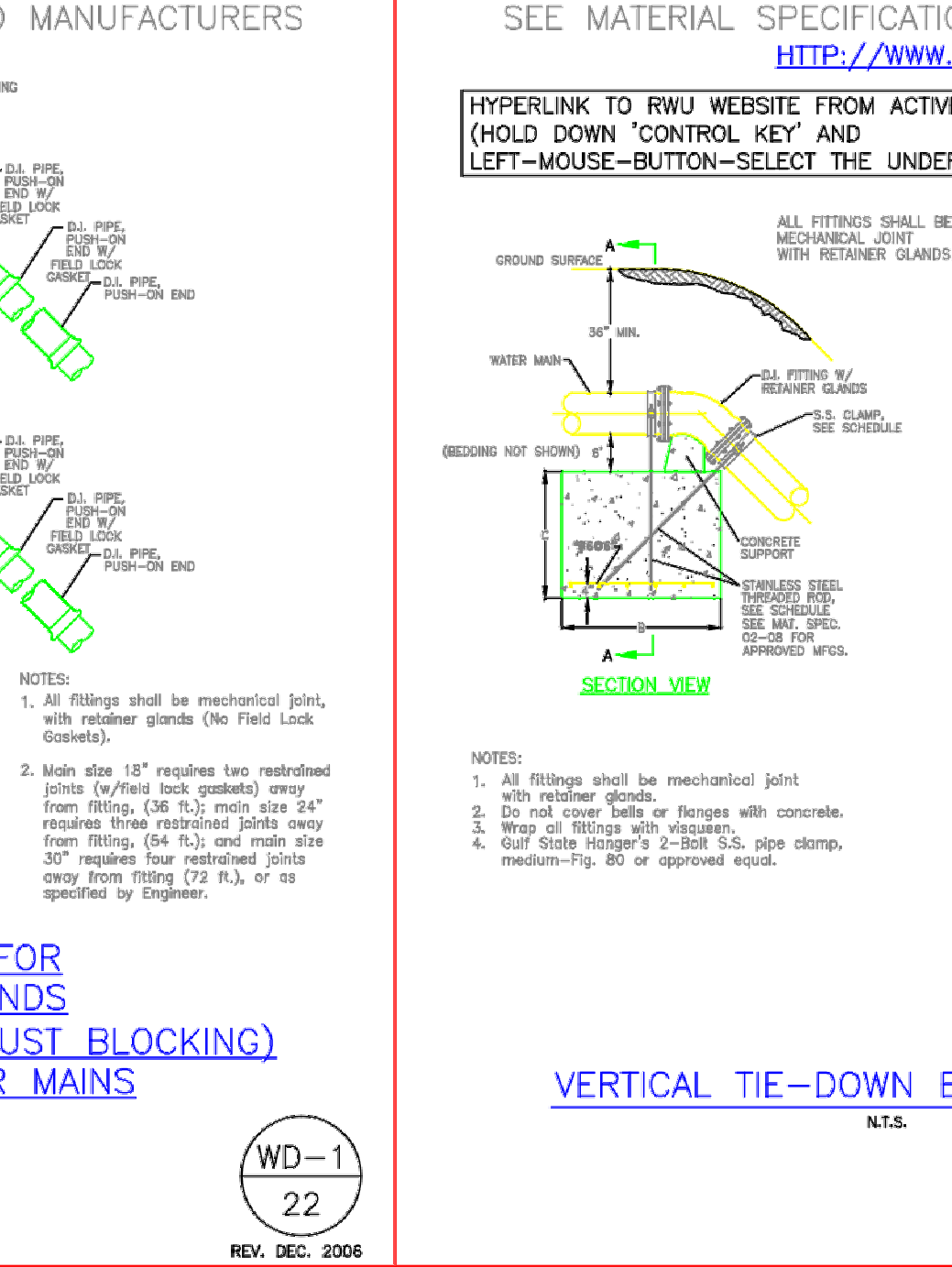
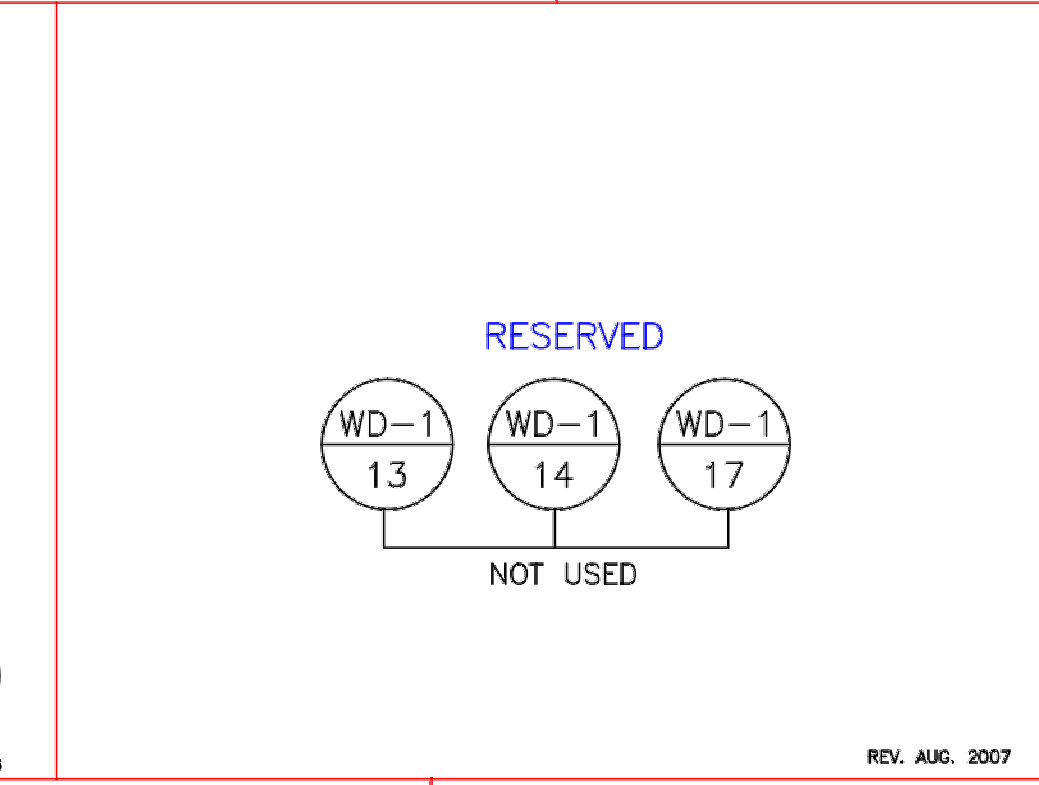
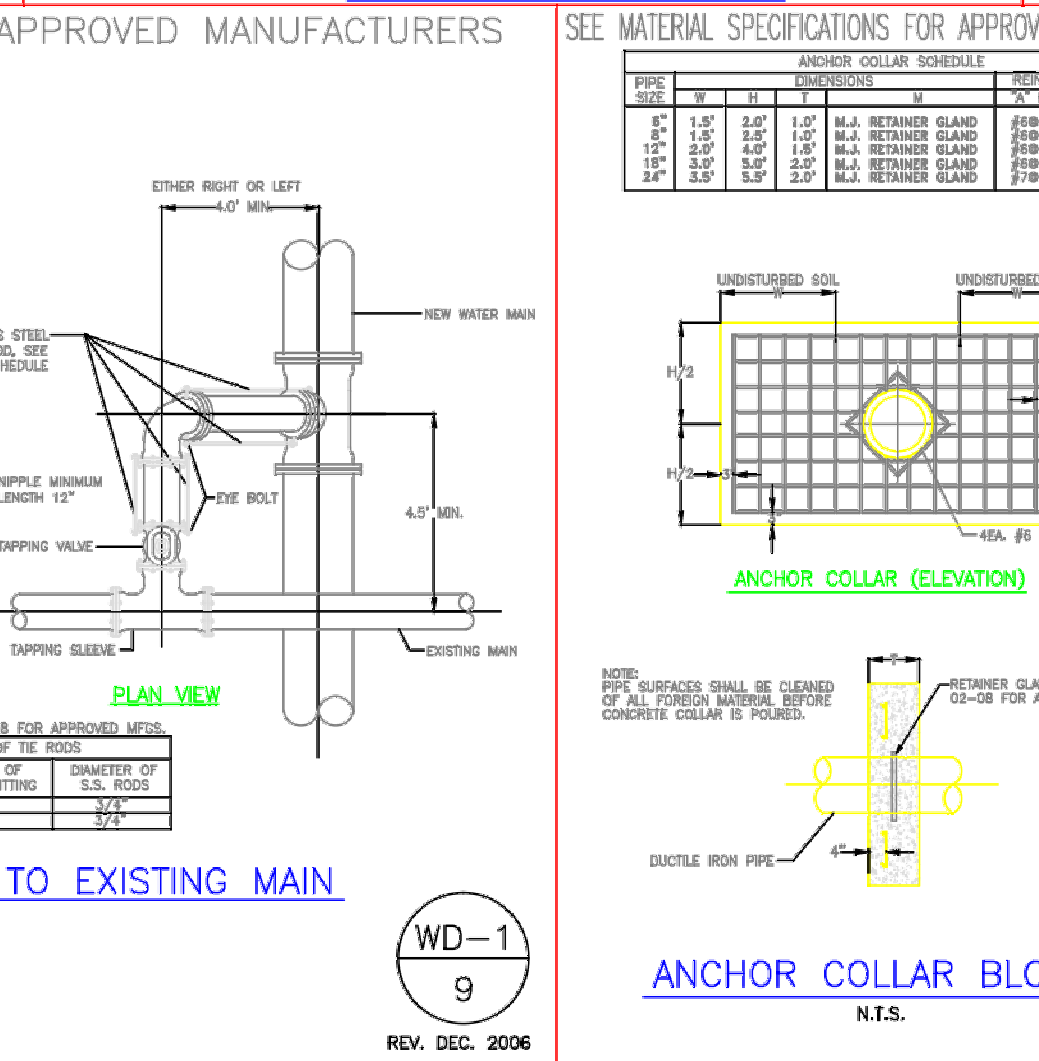
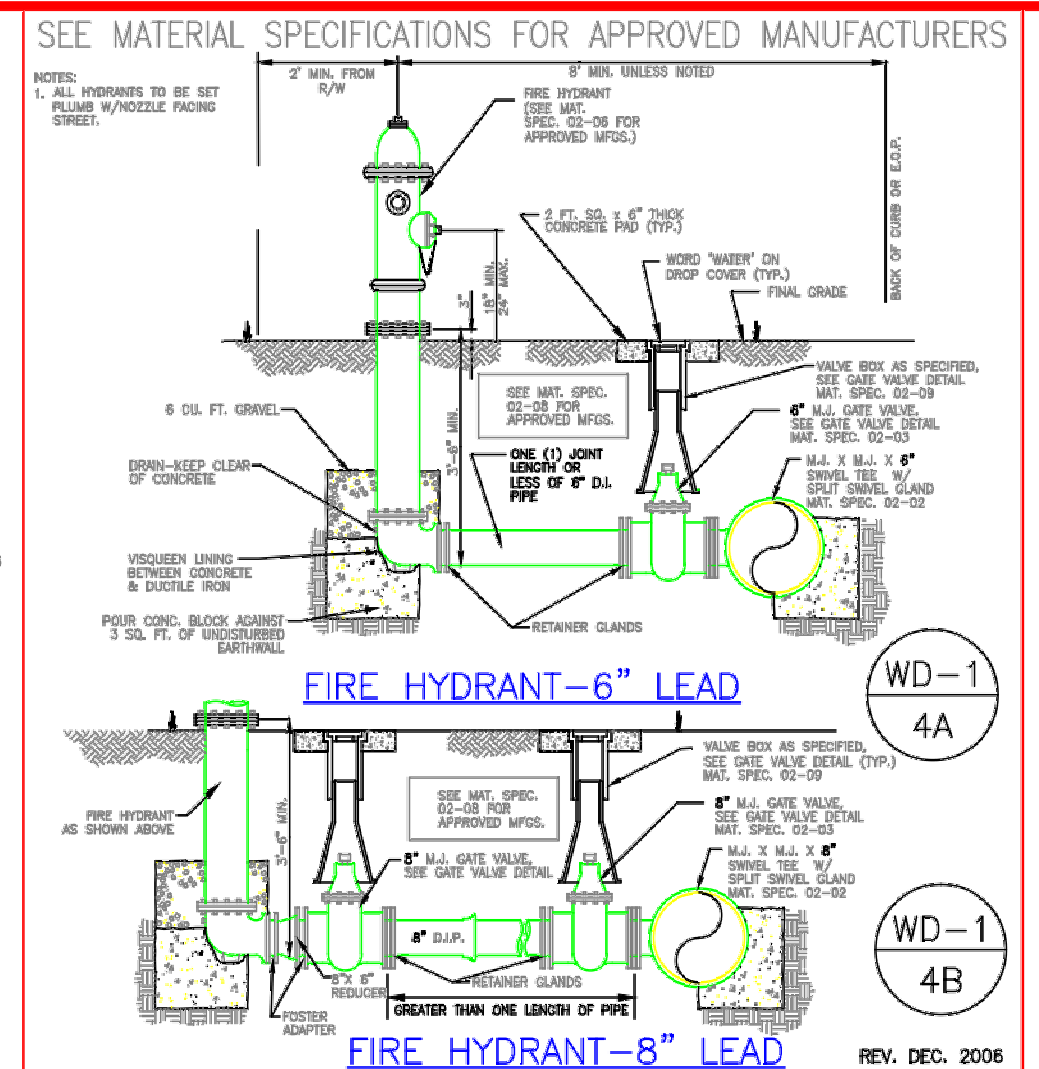
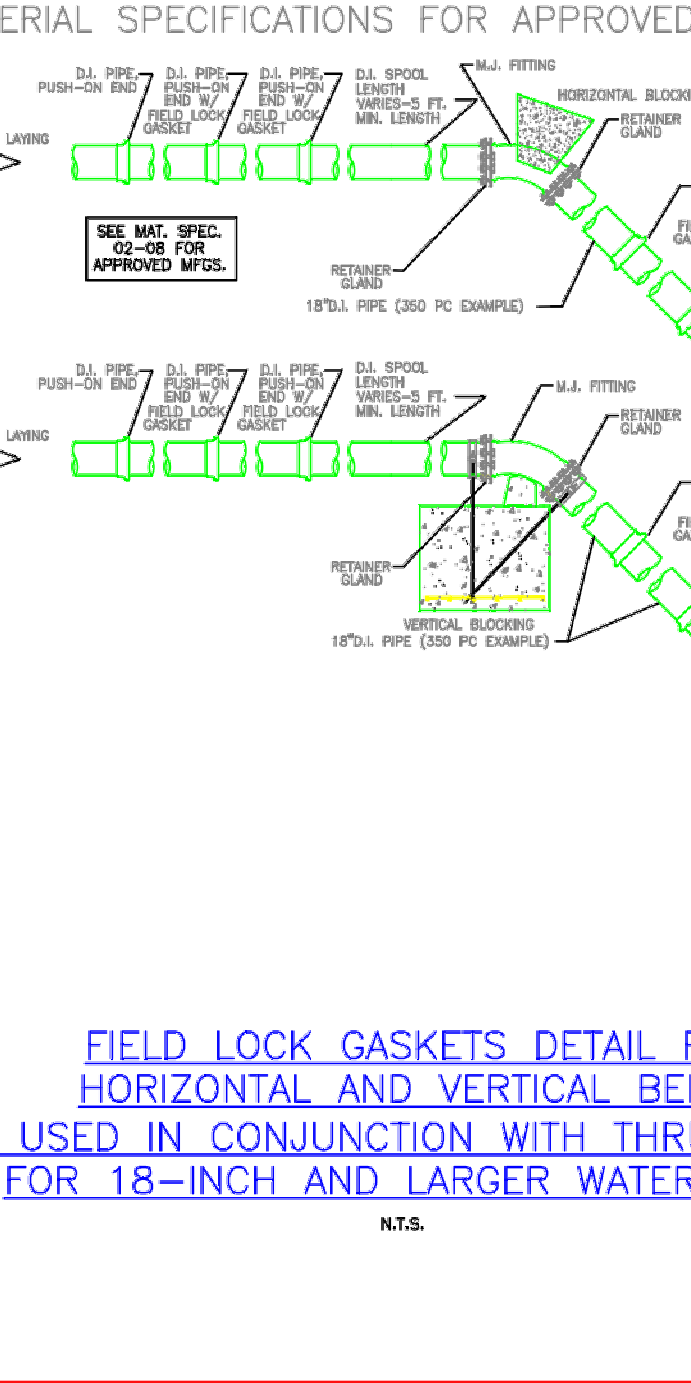
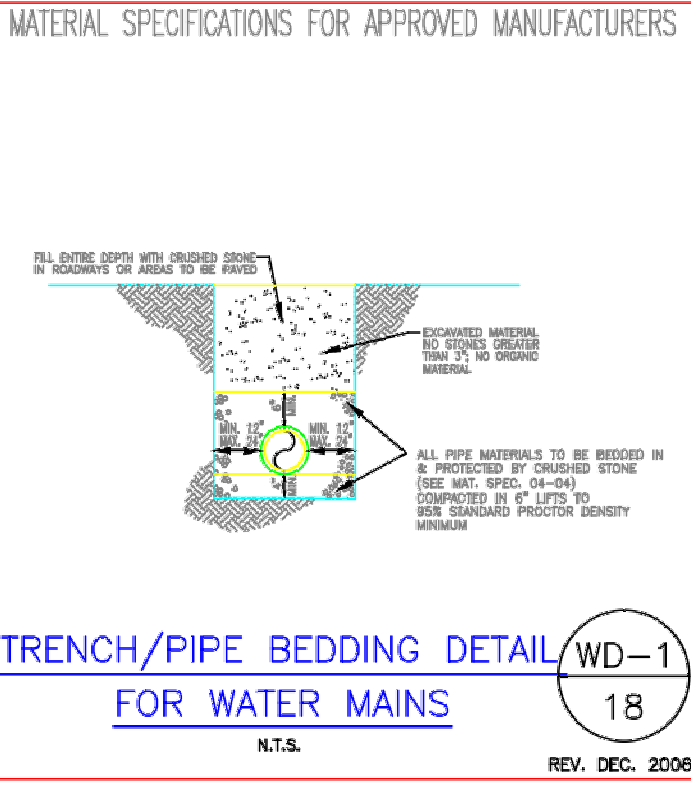
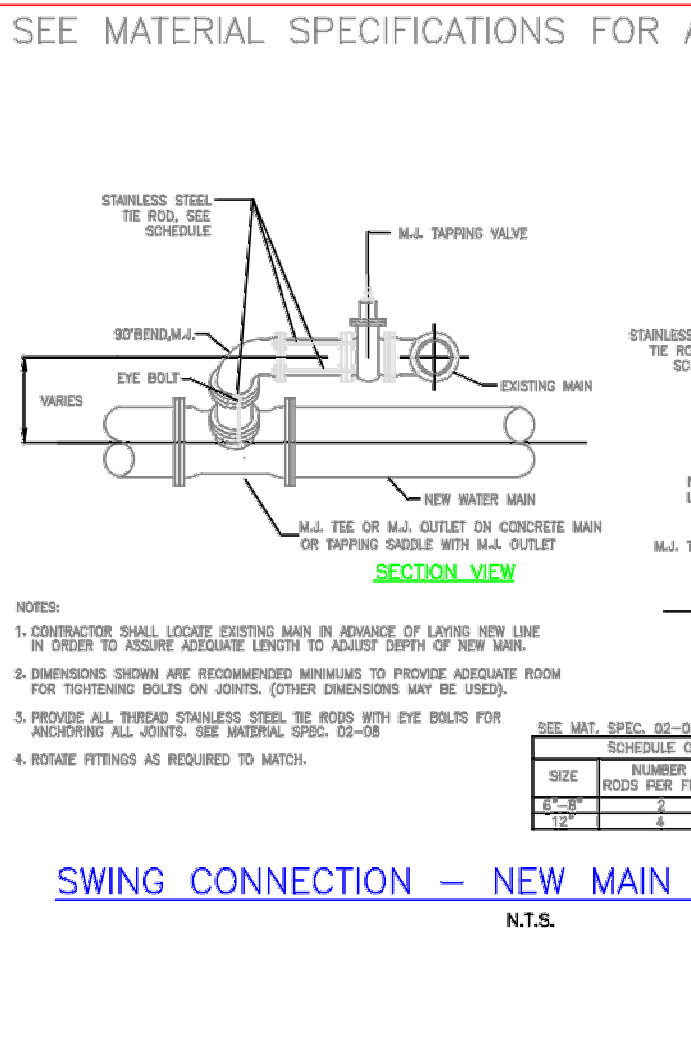
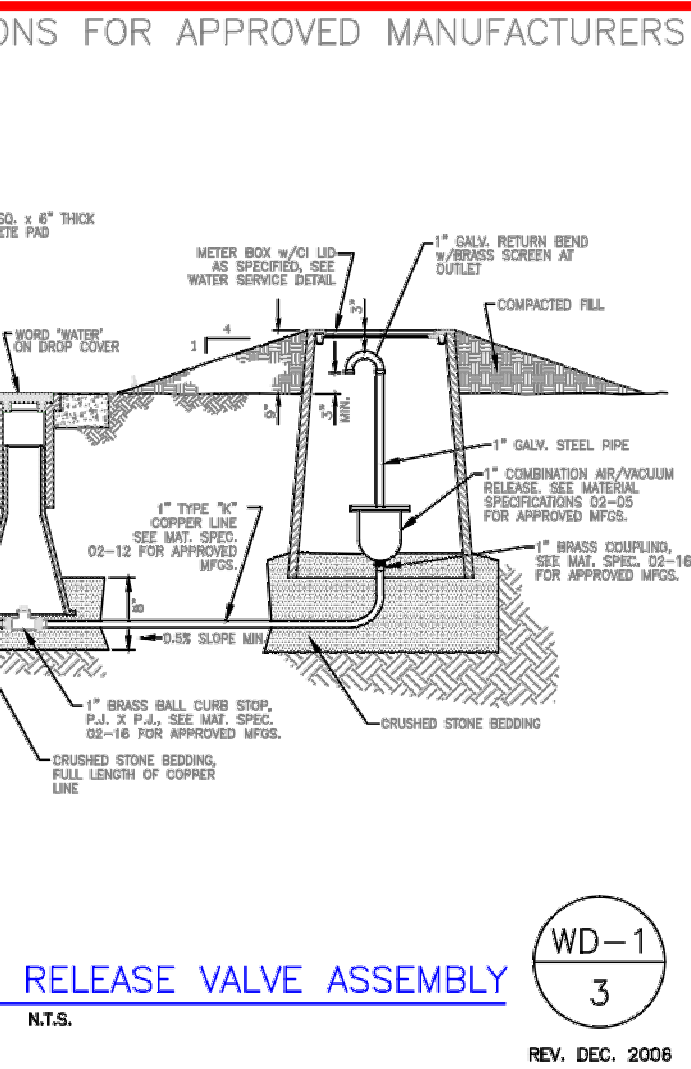
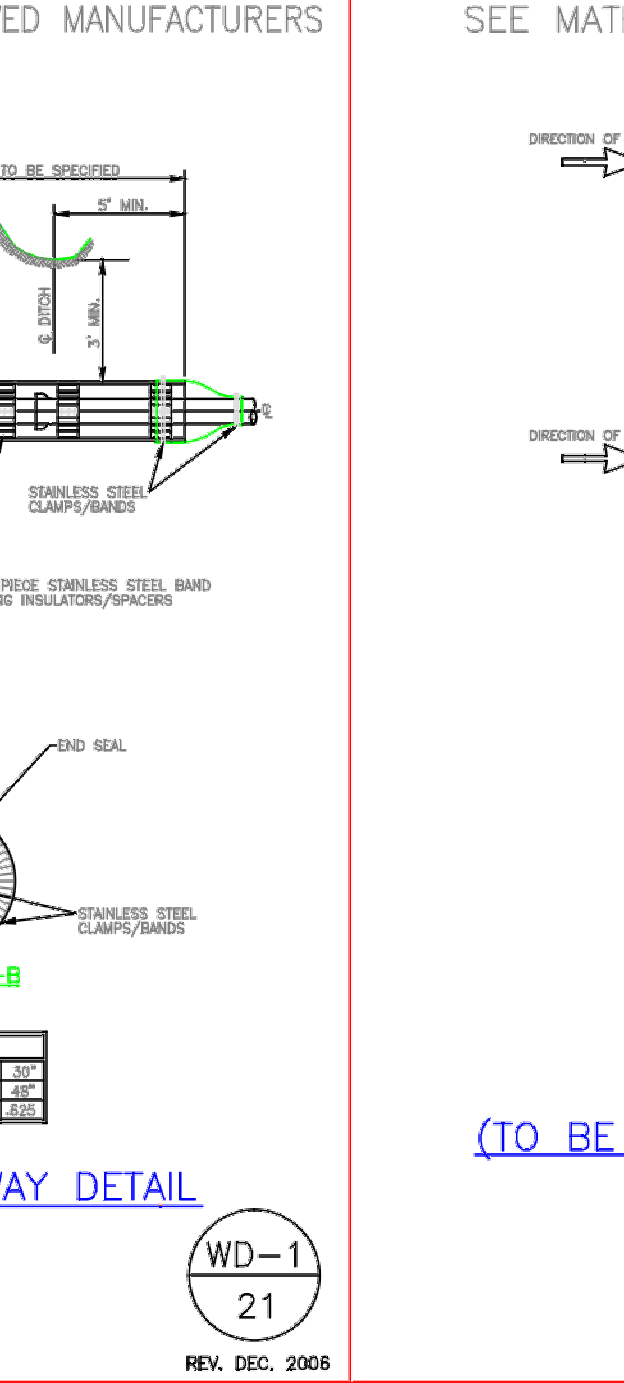
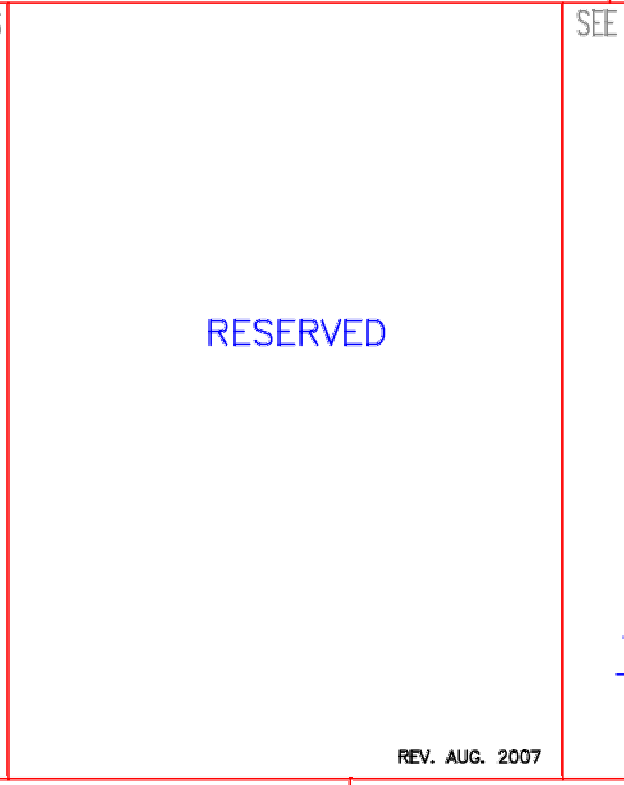
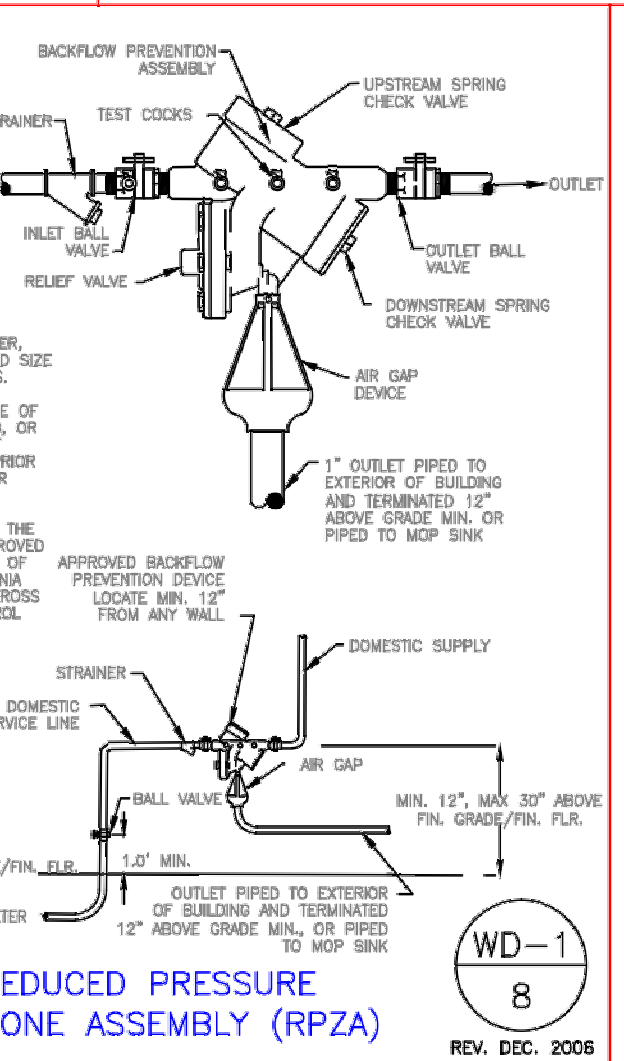
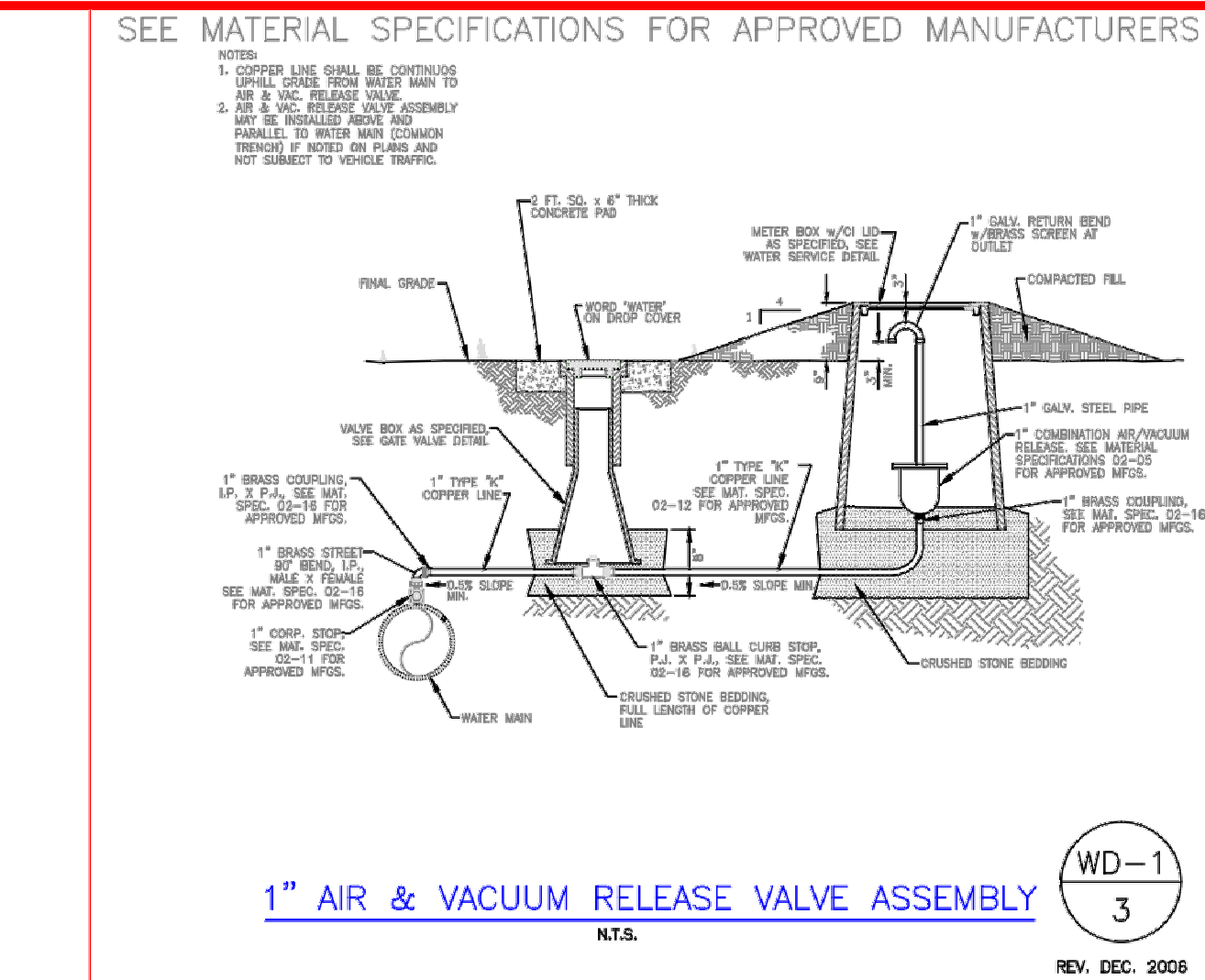
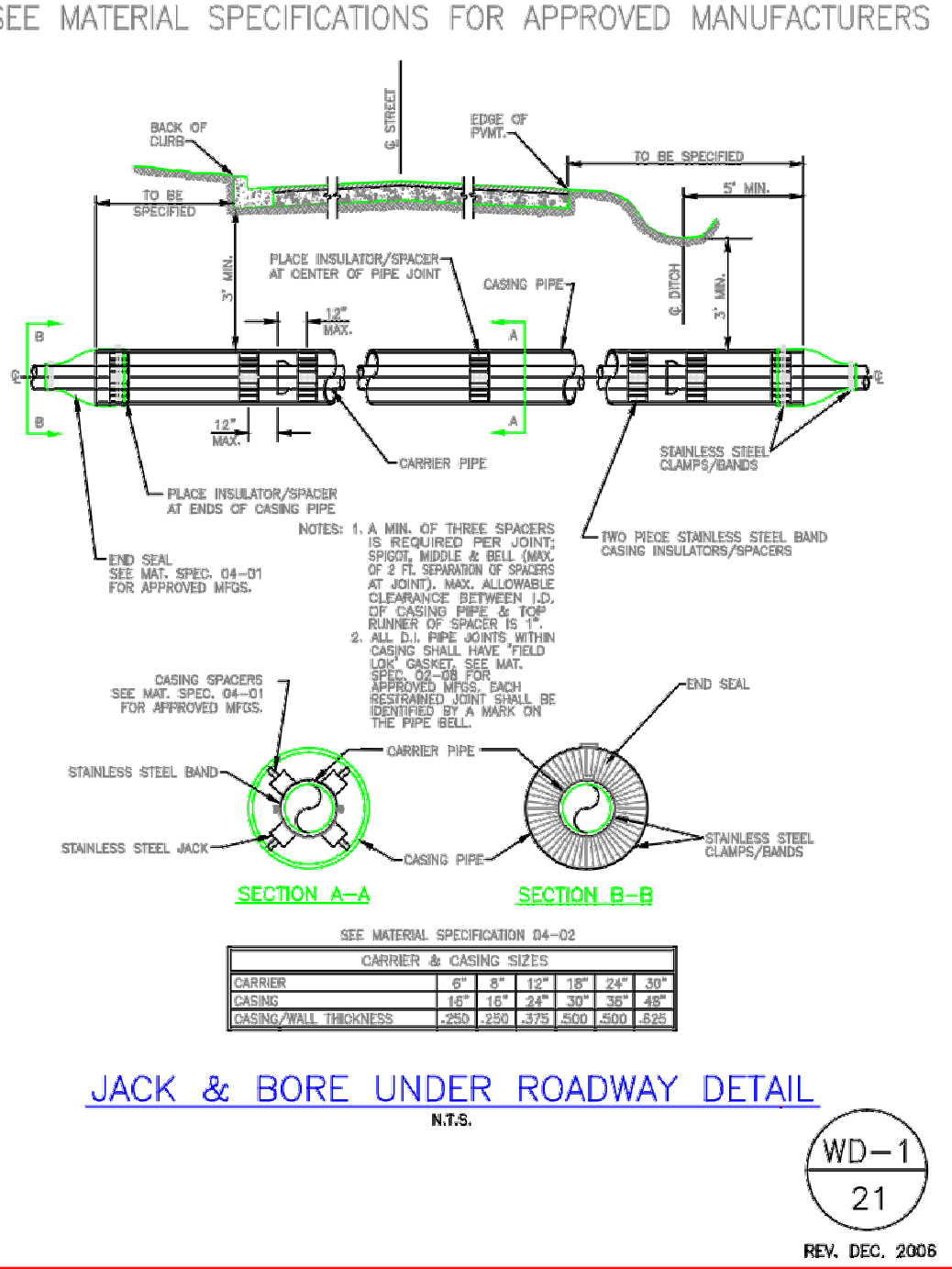
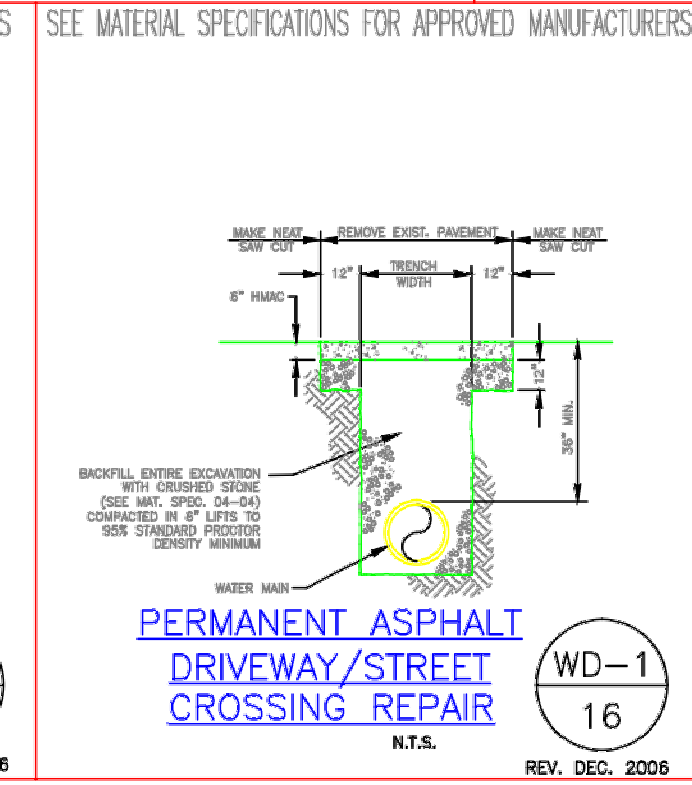
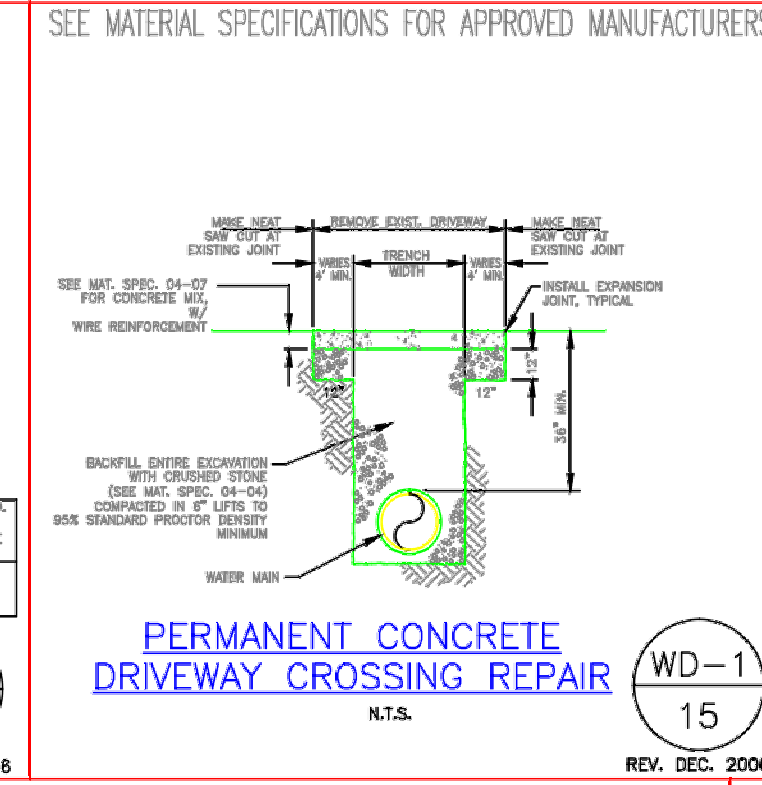
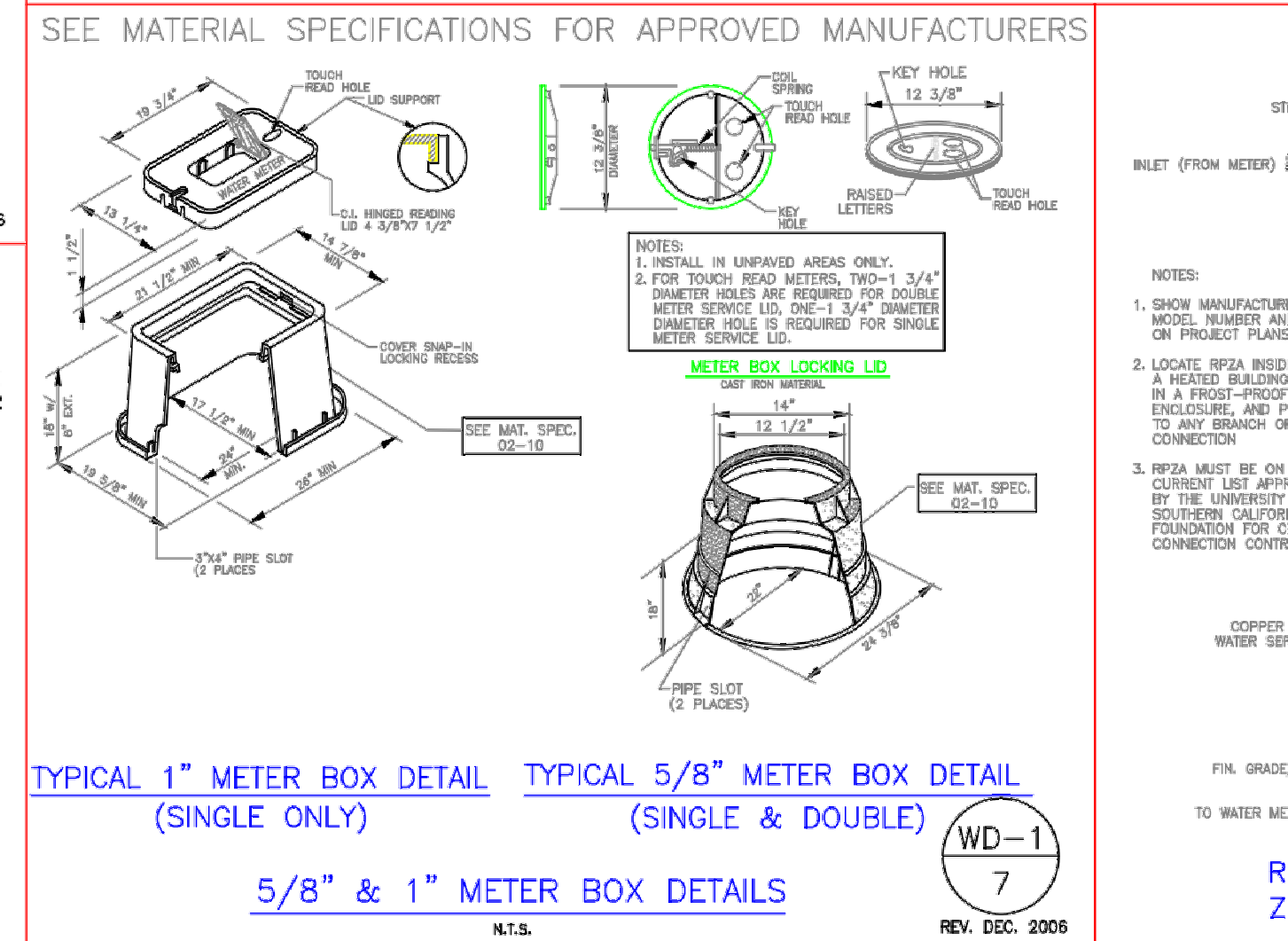
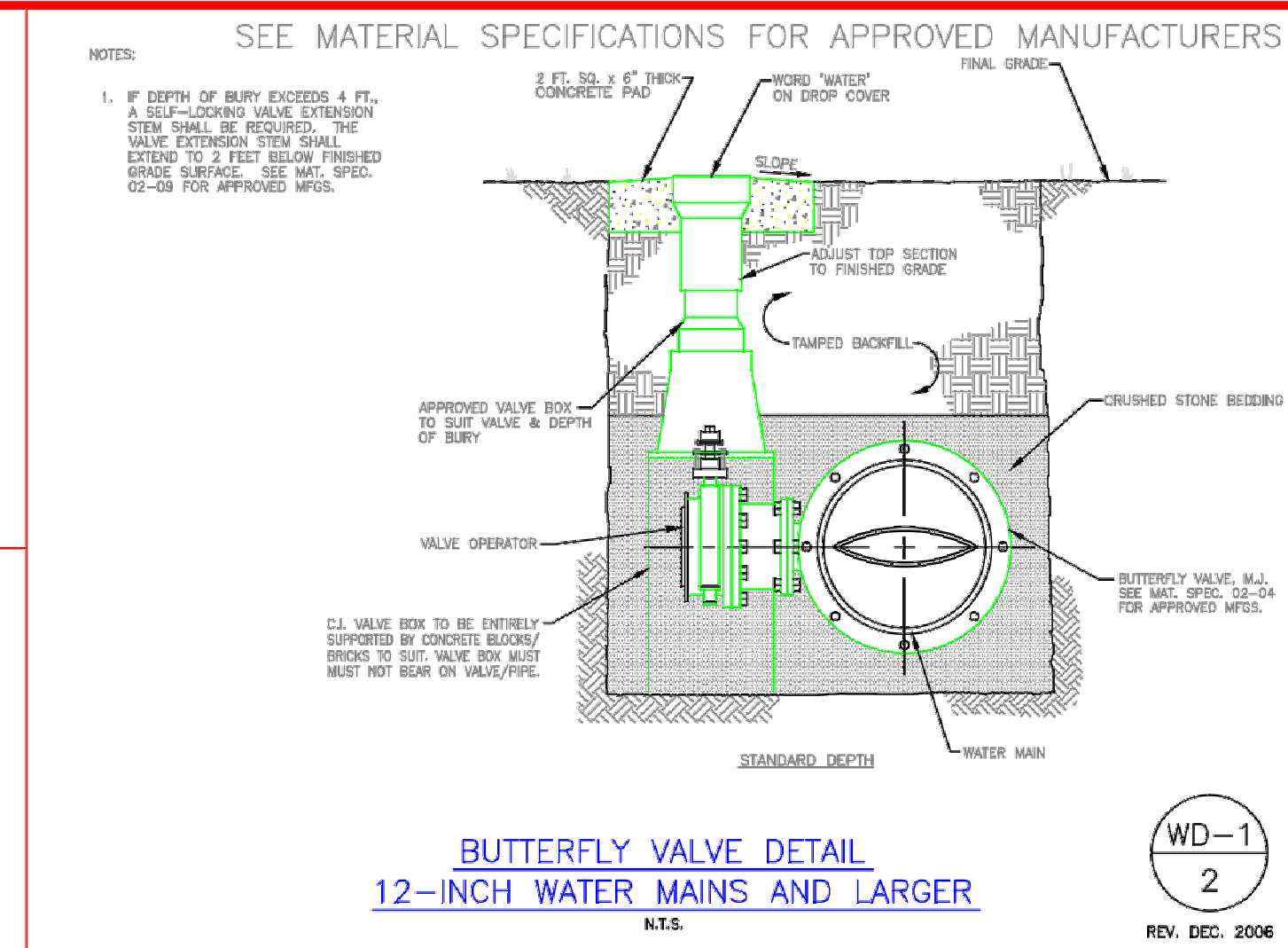
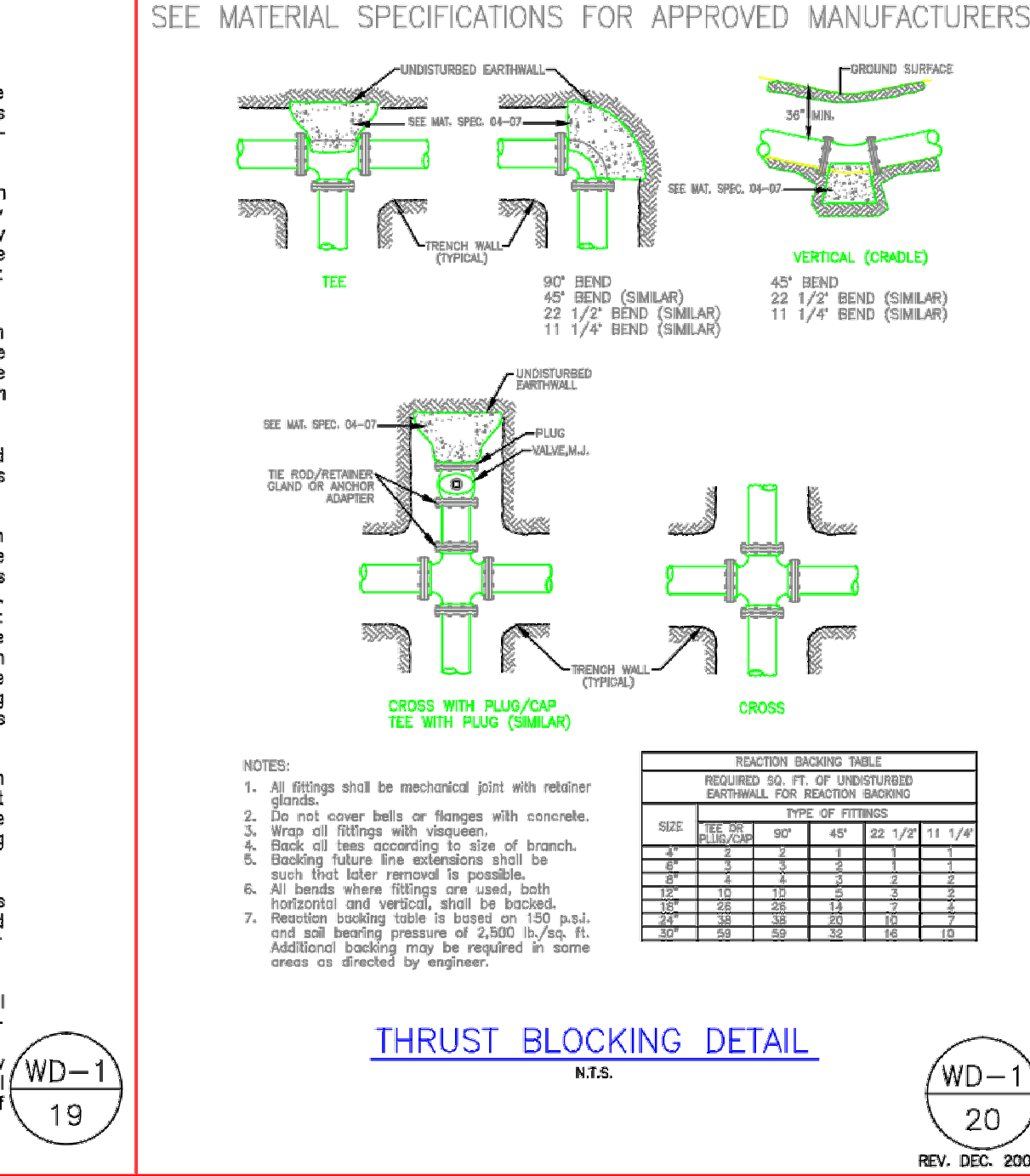
C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.

D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or water utility appearance nor shall be attached to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.



WATER DETAILS
UPDATED DRAWING 07/12/2011

RWU ROGERS WATER
P.O. DRAWER 338
OFFICE - 601 SOUTH
2ND ROGERS,
ARKANSAS

DRAWN BY: **DD** DATE: **07/12/2011** SHEET NO: **W/D-1**
CHECKED BY: **BB** PROJECT NUMBER: **2011-00338**
STANDARD WATER DETAILS

[illegible]

WD-2
1

WD-2
6

WD-2
12

EXISTING PUBLIC WATER MAIN

EXISTING 8" D.I.A. WATER MAIN

WATER METER, SEE DETAIL
WD-1/1A, WD-1/1A
WC-1/A, WD-1/1

CONCRETE WATER SOURCE

PIPE SIGNALING
ASSEMBLY
SEE WD-1/1A-8

NEW PUBLIC
WATER MAIN


EXHIBENT
REGISTERED

DISCHARGE VALVE, SEE DET.
USING WD-1/1 FOR WHEATCO
PUMP, 1/2" BOLL. AND LUG END

BRICK LIDS
IF USED

BRICKS
FILL LUG

IRRIGATION



WD-2
7

WD-2
8

WD-2
3

FIRE HYDRANT ASSEMBLY
SEE WD-1/4448B

FOSTER ADAPTER

N.D. X M.S. GATE VALVE
OR BUTTERFLY VALVE AS
SPECIFIED FOR PIPE SIZE
(SEE INT. UNITS CD-10)
FOR APPROVED UNIFS.

N.D. PLUG

WD-2
4

[illegible]

WD-2
5

WD-2
10

WD-2
11

WD-2
15

WD—
16

WD—
17

WD-2
18

METER SIZE	FLOW RANGE	CONNECTION TO MAIN		METER BOX APPROX. SIZE		SOURCE
		NEW MAIN	EXISTING MAIN	SIDEWALK	GREEN AREAS	
5/8" (SINGLE OR DOUBLE)	1-20 GPM	1" CORP. STOP	1" CORP. STOP		~22" DIA. BASE	SEE STANDARD SPEC. 02-10
1"	3-50 GPM	1" CORP. STOP	1" CORP. STOP		~18"x24" BASE	SEE STANDARD SPEC. 02-10
1 1/2"	4-120 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2-24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
2"	4-160 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2-24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
3"	5-350 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	8' L. x 5.5' W. x 4' D.		PRECAST BY PILE CONCRETE, LOWELL, AR
4"	15-1000 GPM	MAIN x 4" TEE AND VALVE	MAIN x 4" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWJ FOR LID DETAIL
6"	30-2,000 GPM	MAIN x 6" TEE AND VALVE	MAIN x 6" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWJ FOR LID DETAIL
8"	35-3,500 GPM	MAIN x 8" TEE AND VALVE	MAIN x 8" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWJ FOR LID DETAIL

WD-2
19

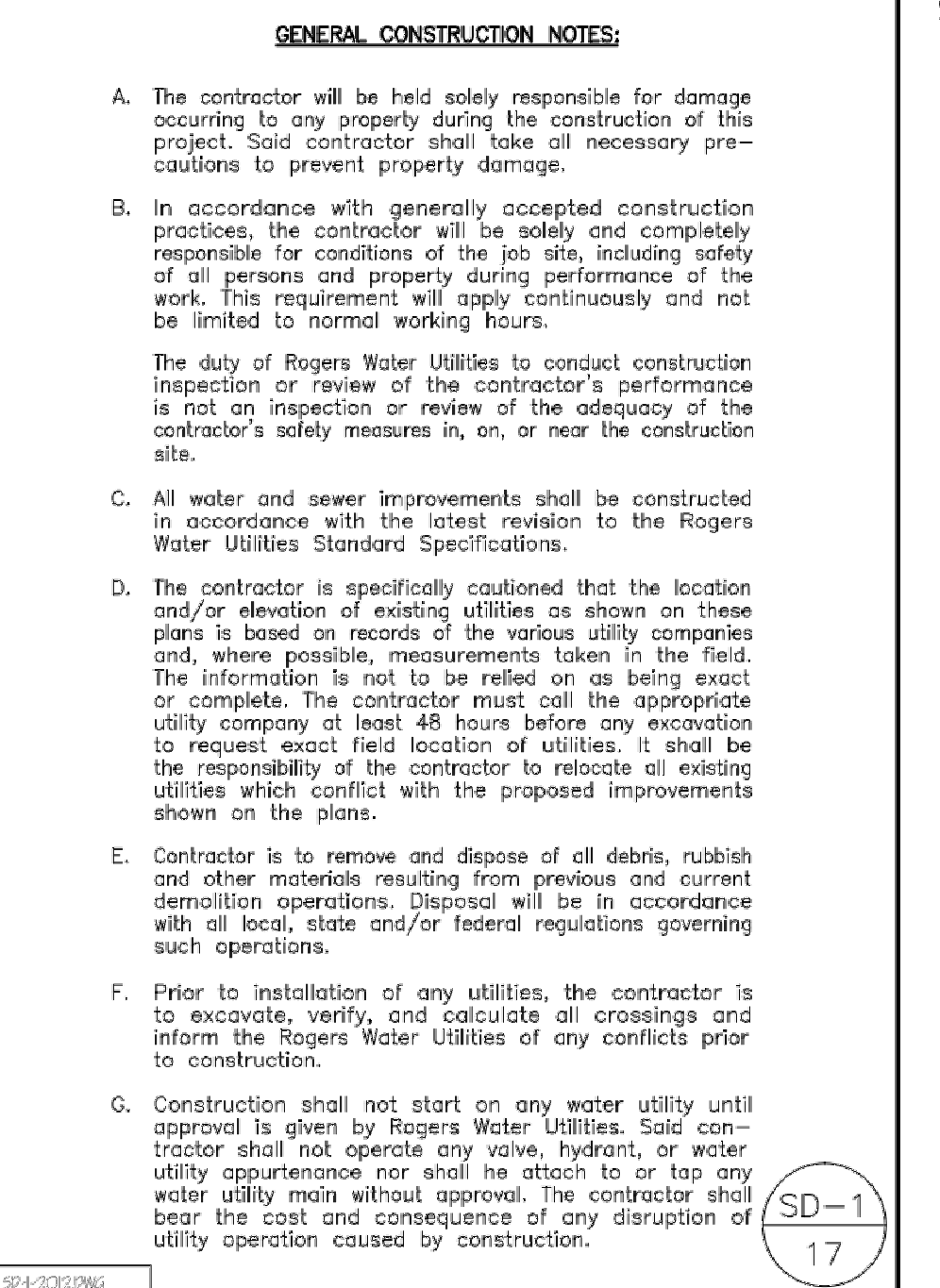
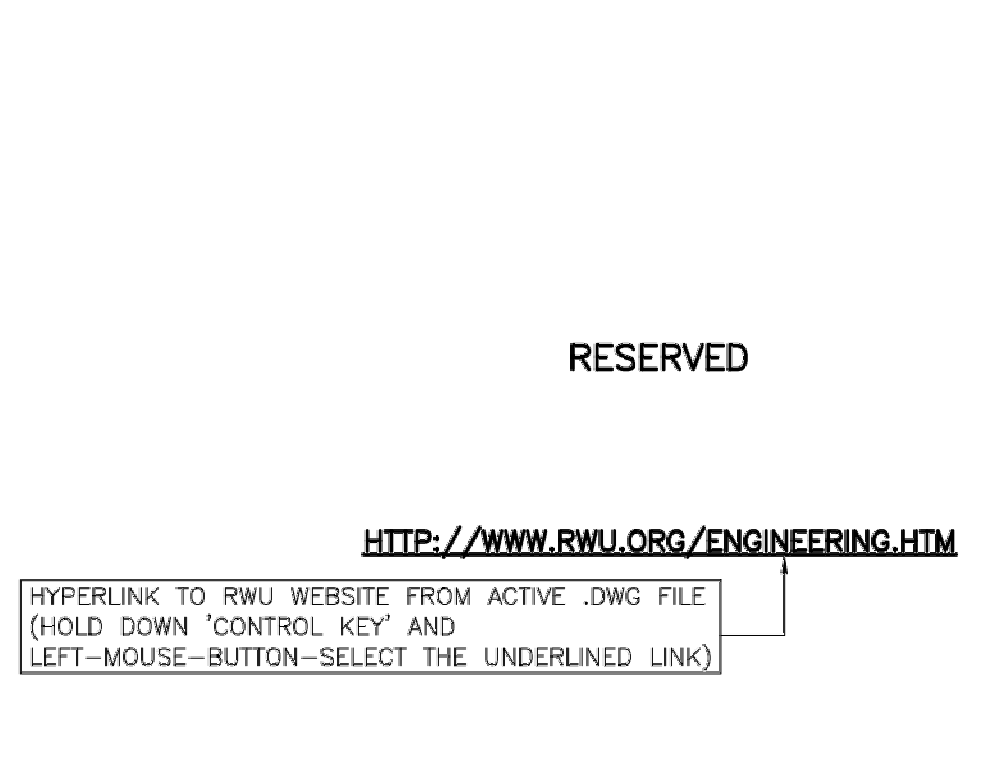
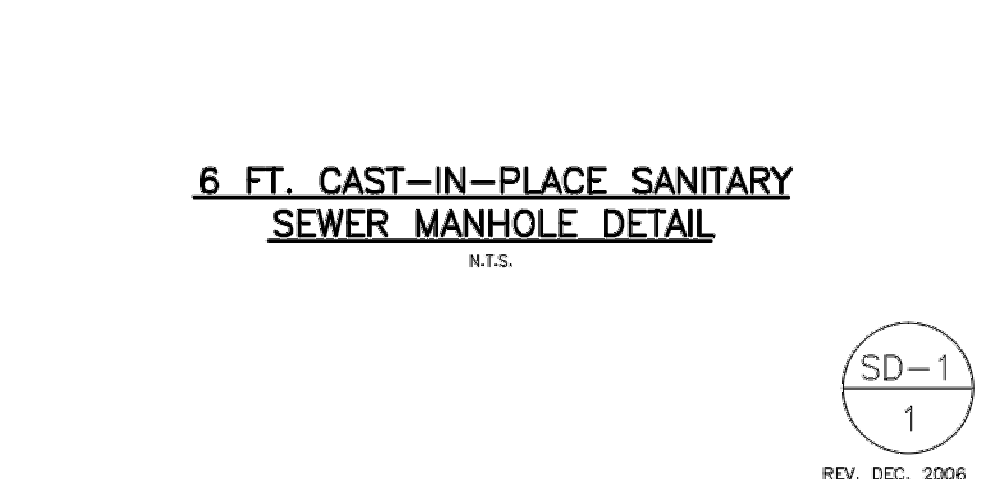
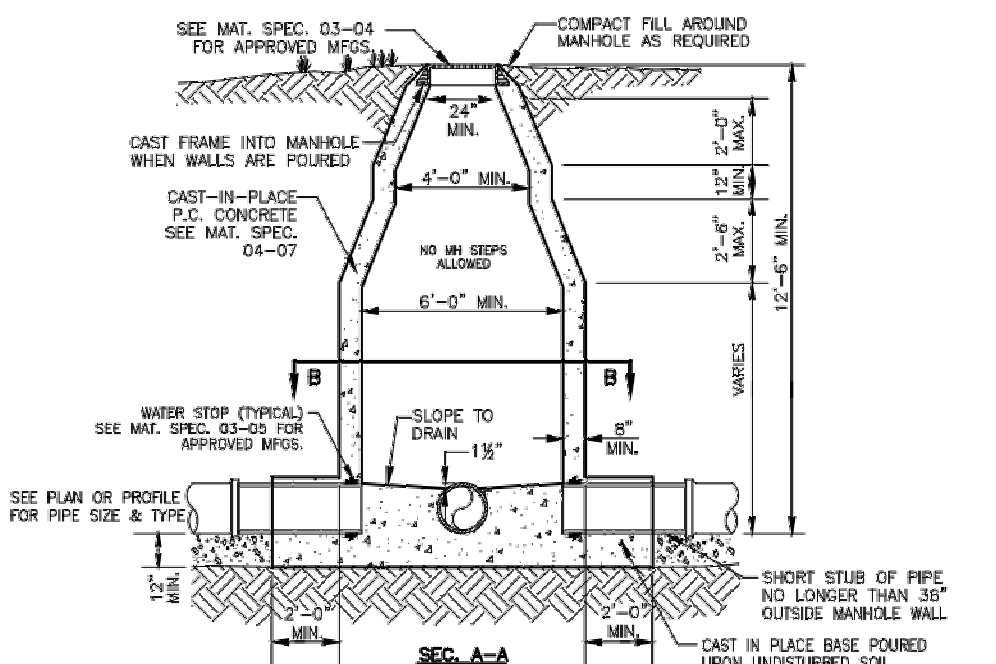
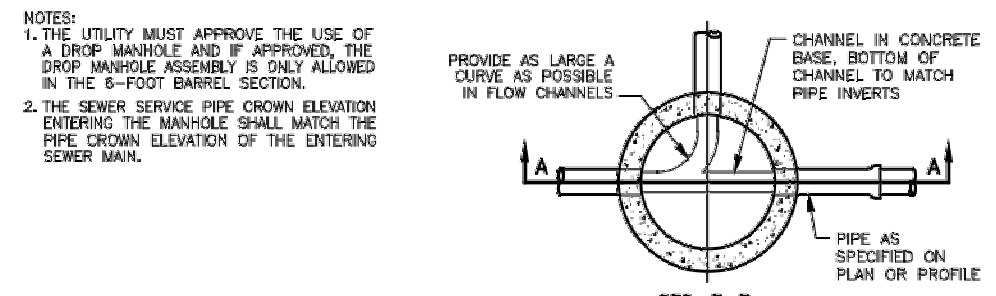
WD-2
20

WD—
22

DRAWN BY: <i>DDS</i>	DATE: <i>REV. JAN./08</i>	SHEET NO. <i>WD-2</i>
CHECKED BY: <i>EB</i>	PROJECT NUMBER: <i>STANDARD WATER DETAILS</i>	

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

- NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WHEN A STRAIGHT WALL JOINT IS USED. THE BARREL AT 12-FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND A KEY REBAR AT 12-INCH ON CENTERS WITH 15° EMBEDEDMENT. A WELD STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
 2. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
 3. MANHOLES THAT ARE LESS THAN 12'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
 4. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
 5. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
 6. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
 7. MANHOLES THAT ARE LESS THAN 8'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.



SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

- NOTES:
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